SUMMARY

This application proposes to amend the former Town of Leaside By-law 1916 and City of Toronto By-law 569-2013 at 220 McRae Drive and 327-329 Sutherland Drive to permit eight, three-storey townhouse units fronting onto McRae Drive and a detached dwelling facing onto Sutherland Drive.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former Town of Leaside Zoning By-law 1916, for the lands at 220 McRae Drive and 327-329 Sutherland Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 220 McRae Drive and 327-329 Sutherland Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5.
law Amendment attached as Attachment No. 6.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact
The recommendations in this report have no financial impact.

DECISION HISTORY
This application for a zoning by-law amendment was received on June 18, 2013 and on September 10, 2013 North York Community Council adopted a Preliminary Report on the application. Community Council directed that City Planning staff schedule a community consultation meeting with the Ward Councillor with an expanded notification area and that notice for the public meeting be given according to regulations under the Planning Act.


ISSUE BACKGROUND

Proposal
This is an application to amend the zoning by-law to permit eight three-storey (13 metre) townhouse units and one two-storey (8.8 metre) detached dwelling. The proposed townhouses would have roof-top patios. The proposed townhouse units would front McRae Drive while the detached dwelling would face Sutherland Drive.

The applicant had originally proposed six three-storey townhouse units and two two-storey detached dwellings but has since amended the application. The application was amended to remove a curb cut on McRae Drive to respond to comments from Transportation Services. This eliminated the need for a driveway along the east property line and the applicant added two additional townhouse units in that location. The two detached dwellings were modified into one larger detached dwelling in order to better reflect the character of the neighbourhood.

The townhouse development would have a minimum setback of 1.6 metres from McRae Drive and side yard setbacks of 1.6 and 1.36 metres would be provided. The townhouses would range in size from approximately 210 square metres to 253 square metres. Each townhouse unit would have a single parking space provided in an integral garage access via a rear shared private driveway with the entrance from Sutherland Drive. One additional surface parking space would be provided for visitors.

The lot for the detached dwelling located to the north of the townhouses would have a frontage in excess of fourteen metres and a gross floor area of 360 square metres. The detached dwelling is proposed to provide a transition between the proposed townhouses and the existing residential neighbourhood. An integral single car garage would be provided with access from Sutherland Drive.
Site and Surrounding Area

The site was created through the consolidation of three existing lots. The combined site is approximately 1400 square metres in size and is located on the northeast corner of McRae Drive and Sutherland Drive. Currently a motor vehicle repair shop is located on the corner and two detached dwellings are located to the north, facing onto Sutherland Drive. The corner site (220 McRae Drive) was also formerly used as a gas station.

Abutting uses include:

- North: Detached dwellings
- East: Five-storey residential apartment building
- South: Two-storey mixed-use building and Toronto Fire Station 321 with townhouses further to the east of Randolph Road.
- West: An automotive centre and detached dwellings

This stretch of McRae Drive has a mixture of commercial, retail, municipal and residential uses all located within two blocks of each other. There is no singular use or single building type and these varying uses are found in a range of built form types, from single storey commercial buildings, townhouses and low-rise apartment buildings.

Sutherland Drive has a very different character from that of McRae Drive. Sutherland Drive is predominantly one- and two-storey detached dwellings with landscaped front yards. Parking is provided either in the front yard or in detached garages in the rear yard.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required to be consistent with the PPS and to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. Staff have reviewed the proposal for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan, on Map 17, designates the site as Neighbourhoods which are considered physically stable areas and are made up of low scale residential uses along with parks,
schools and local institutions. Small-scale retail, service and offices uses are also permitted. Development in this area is expected to “respect and reinforce” the existing physical character including size and configuration of lots, heights, massing and scale. Infill developments, such as the one proposed, should have heights, massing and scale that are appropriate for the site and surrounding area. The Official Plan also guides the design of the public realm, built form and transition between higher density development and stable low density residential areas.

**Zoning**

The site is governed by two separate zoning by-laws. The portion of the site currently known as 220 McRae Drive is zoned Commercial – General (C.1) under former City of Leaside Zoning By-law 1916. This zoning designation allows for a wide variety of commercial and only permits dwelling units when they are above a permitted commercial use, with the exception of a commercial or public garage or a service station. A maximum height of 12.2 metres and a maximum lot coverage of 80 percent is permitted in the C1 zone.

The northern portion of the site is zoned R1A under By-law 1916. Permitted uses in this zone are detached dwellings, day nurseries, community centres, schools, parks and places of worship. Detached dwellings are permitted with a maximum floor space index of 0.45 and a maximum lot coverage of 35 percent. Lots are required to have a minimum frontage of 9 metres and a minimum lot area of 275 square metres.

The northern portion of the site is subject to the City’s new By-law 569-2013 and is zoned Residential Detached (RD). The RD zone permits a similar range of uses and contains similar performance standards to those of the R1A zone.

Townhouses are not permitted in any of these zones.

**Site Plan Control**

An application for Site Plan Control under Section 41 of the Planning Act and Section 114 of the City of Toronto Act was filed in conjunction with this application (file number 14 158752 NNY 26 SA). The Site Plan Control application is still under review.

**Infill Townhouse Guidelines**

The Infill Townhouse Guidelines were approved by City Council in 2003 to address the development impacts of infill townhouses. The guidelines focus on protecting streetscapes and integrating new development with existing housing patterns. The Guidelines consider matters such as open spaces, building location, built form and location of parking. They also consider the interaction between the infill development and the pedestrian environment. Where townhouses are considered appropriate, these guidelines provide a framework for reviewing a proposal.

**Reasons for Application**

The application is required as the zoning does not permit townhouses on the site as dwelling units over a permitted commercial use are the only residential use permitted within the C1
zoning portion of the site. The applicant is also seeking to amend certain performance standards including lot frontage, building setbacks, building height and floor space index.

Community Consultation
A community consultation meeting was held on January 27, 2014 with approximately forty-five members of the public in attendance and was chaired by Community Planning staff. Residents expressed concerns with lots being consolidated and allowing development to "creep" in from McRae Drive onto Sutherland Drive. There was also concern raised that intensification is moving away from Laird Drive and farther into the residential areas of Leaside. Some felt that the density was too high and not enough landscaping was being provided.

Some people in attendance did support the redevelopment of the site, indicating that anything is better than a motor vehicle repair shop. It was also pointed out by a member of the public that townhouses exist on McRae Drive just to the east. Townhouses could be acceptable as they face onto McRae Drive but it was felt that townhouses would not be appropriate into the interior of the neighbourhood along Sutherland Drive.

Agency Circulation
The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans
The PPS sets the policy foundation for regulating the development and use of land on matters of provincial interest. A part of this policy direction is indicating where intensification should occur. The proposal is consistent with the mix of land uses and efficiently uses the existing infrastructure and public services. The proposal is consistent with the PPS as required by Section 3 of the Planning Act.

Land Use and Built Form
The Official Plan, in Section 4.1, requires new development to “respect and reinforce the existing physical character of the neighbourhood” and in order to support the development staff must be satisfied that the proposal meets this requirement. The Official Plan recognises that some areas may have more than one prevailing building type and provides the example that “multiples may prevail at the edge, along major streets, while singles prevail in the interior, along local roads”. McRae Drive has varying building types and uses along this stretch including non-residential uses, townhouses and apartment buildings. Unlike the interior of the neighbourhood which is predominantly detached dwellings, McRae Drive in this immediate area has a number of built forms including apartments, townhouses, municipal buildings and commercial buildings. Townhouses already exist on McRae Drive one block to
the east and this proposal fits within this existing physical character of this part of McRae Drive. Both the proposed townhouses and the existing townhouses to the east are three-storeys in height.

A front yard setback of between 1.23 metres and 1.61 metres is proposed. This allows the proposed townhouses to frame the street and provide eyes on the street. In order to animate the corner of the site, the southernmost townhouse unit has its main entrance facing Sutherland Drive and a minimum west side yard setback of 1.68 metres is provided from the west property line. This allows for definition of the street corner and a transition to the larger setbacks of Sutherland Drive. An east side yard setback from the existing apartment building of 1.37 metres is proposed.

The proposed detached dwelling lot fronting on Sutherland Drive will be larger in terms of both lot frontage and the proposed lot area is seven square metres too small. The proposed dwelling will vary from the zoning By-law requirements in terms of front and rear setbacks, building height, coverage and Floor Space Index. The proposed height would be 0.3 metres higher than what is permitted by the underlying zoning by-law which could be characterized as a minor variance. A front yard setback of 4.89 metres provides a transition from the townhouses to the front yard setbacks of the interior which require a minimum front yard setback of six metres. Due to the irregular shape of the detached dwelling lot, the proposed rear yard setback does not comply along the entire building face but at the greatest is over three metres greater than the minimum required setback. The rear yard of the detached dwelling backs onto the private lane servicing the proposed townhouses and as such, a reduction from what is required in the underlying zoning by-law is permissible. The proposed density is higher than what is currently permitted due to the shape of the lot, however the overall built form and massing is acceptable.

**Neighbourhood Transition**

The Built Form policies of the Official Plan (Section 3.1.2) discuss the need for transition between developments which have a higher density than that of the interior neighbourhood. In order to provide transition from the townhouse portion of the development to the detached dwellings along Sutherland Drive, the applicant is proposing a residential lot at the rear of the site which faces Sutherland Drive. This lot would have a lot frontage in excess of fourteen metres and a minimum lot area of 360 square metres. The abutting RD minimum zoning requirement for lot frontage is nine metres and for lot area is 275 square metres. The lot and proposed dwelling provide transition between the higher density townhouses along McRae Drive and the lower scale detached dwellings in the interior neighbourhood. Existing dwellings along Sutherland Drive will abut a detached dwelling lot rather than the more intensive townhouse development facing McRae Drive.

Additionally, the Infill Townhouse Guidelines recommend that heights be limited both in relationship to the context and the existing grade. While higher than the dwellings along Sutherland Drive, the transition house provides the stepping down into the lower scale residential area. The north-east corner of the townhouse development steps down from 13 metres to 9.5 metres. This provides a transition to the existing residential neighbourhood at the point beyond the proposed detached dwelling.
Zoning

Former Town of Leaside By-law 1916
The site currently has split zoning on the site under former Town of Leaside By-law 1916; the portion of the site fronting onto McRae Drive is zoned Commercial – General C.1 Zone while the northern portion of the site is zoned Residential R1A Density Zone. The draft amendment to By-law 1916 (Attachment 5) also recommends two zones for the site: Residential R2B Density Zone for the portion of the site fronting onto McRae Drive and Residential R1B Density Zone for the northern portion of the site.

McRae Drive has different characteristics from Sutherland Drive as discussed in the "Site and Surrounding Area" section above. This stretch of McRae Drive is made up of a varying number of land uses and building types including townhouses to the east. It is appropriate to zone the portion of the site along McRae Drive as R2B to reflect the proposed townhouse portion of the development.

The northern portion of the site fronting onto Sutherland Drive is proposed to be zoned R1B which is a zone which permits detached dwellings. As previously discussed, Sutherland Drive is made up of one- and two-storey dwellings and a zone of R1B is consistent with this character. While the abutting residential neighbourhood is zoned R1A, the western side of Sutherland Drive is zoned R1B. The proposed detached dwelling lot proposed exceeds the frontage requirement for a R1B zone and the proposed side yard setbacks comply with the zoning requirements. Exceptions to the performance standards are required for coverage, heights and floor space index. As the R1B zone is more representative of the proposal, it is appropriate to change the zone of the northern portion of the lot from R1A to R1B to better reflect the proposed lot.

City of Toronto By-law 569-2013
Similar to the split zoning proposed for the amendment to By-law 1916, it is recommended that By-law 569-2013 also be amended with two zones on the site. Currently, the portion of the site fronting McRae Drive is not subject to By-law 569-2013 while the northern portion of the site is zoned RD. The draft zoning by-law amendment (Attachment 6) recommends a zone of Residential Townhouse Zone (RT) for the portion fronting McRae Drive with the northern portion of the site zoned Residential Detached Zone (RD). The reasons for amending the zoning in this manner are the same as the reasons for the split zoning under By-law 1916.

Parking
Each townhouse unit would have one parking space provided by an integral, rear garage. Transportation Services have reviewed the proposal and recommended a minimum of one parking space per unit be required under the site specific zoning by-law; the proposal is consistent with this requirement. Transportation also requires a minimum of 0.2 visitor parking spaces per dwelling unit which has been incorporated into the draft zoning by-law.

Open Space/Parkland
The Official Plan contains policies to ensure that Toronto’s system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows local parkland...
provisions across the City. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of local parkland per 1000 people. The site is in a parkland priority area, as per Alternative Rate Parkland Dedication By-law 1020-2010.

The applicant proposes nine dwelling units on a net site area of 1396 square metres. At the alternative rate of 0.4 hectares per 300 units specified in By-law 1020-2010, the parkland dedication requirement is 107 square metres or 8 percent of the net site area.

The applicant will satisfy the parkland dedication requirement by providing cash-in-lieu. This is appropriate as the parkland dedication would not create a substantial park. The site is also in proximity to Trace Manes Park.

**Site Plan Control**

The applicant has also applied for Site Plan Control for this proposal. The application is under review by staff and will secure appropriate streetscape details along both Sutherland Drive and McRae Drive including sidewalks and street trees. Site Plan will also secure details such as high quality materials, architectural facades and appropriate storage of garbage and recycling bins.

**Further Applications**

Additional applications are required to implement this proposal. An application for Part Lot Control exemption should be filed to allow the townhouse units to be held in separate ownership. An application for severance should also be filed to sever the detached dwelling from the townhouse development. An application for common element condominium will allow for the common driveway serving the townhouse units.

**Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS and measures to secure this will be done through the Site Plan process.
CONTACT
Guy Matthew, Planner
Tel. No. (416) 395-7102
Fax No. (416) 395-7155
E-mail: gmatthe2@toronto.ca

SIGNATURE

________________________________________
Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS
Attachment 1: Site Plan
Attachment 2: Elevations
Attachment 3: Zoning
Attachment 4: Application Data Sheet
Attachment 5: Draft Zoning By-law Amendment By-law 1916
Attachment 6: Draft Zoning By-law Amendment By-law 569-2013
Attachment 1: Site Plan
Attachment 2: Elevations

220 McRae Drive & 327-329 Sutherland Drive

File #: 13 190537 MY 280Z

Applicant’s Submitted Drawing
Not to Scale (09/04/2014)

Elevations

NORTH ELEVATION - Townhouses

SOUTH ELEVATION - Townhouses
Elevations
Applicant’s Submitted Drawing

WEST ELEVATION - Detached House

EAST ELEVATION - Detached House

220 McRae Drive & 327-329 Sutherland Drive

File #: 13 190357 NNY 26 OZ
NORTH ELEVATION - Detached House

SOUTH ELEVATION - Detached House

Elevations

Applicant’s Submitted Drawing

220 McRae Drive & 327-329 Sutherland Drive

Not to Scale
07/04/2014

File #: 13 190357 NNY 26 OZ
Attachment 4: Application Data Sheet

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<td>Application Date: June 18, 2013</td>
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<td>Municipal Address:</td>
<td>220 MCRAE DRIVE &amp; 327-329 SUTHERLAND DRIVE</td>
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<td>Location Description:</td>
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<tr>
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<td>Proposal is to develop eight townhouse dwellings and a detached dwelling with integrated garages for all units.</td>
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Applicant: WENDY NOTT

Agent: PETER HIGGINS

Architect: WENDY NOTT

Owner: 2367522 ONTARIO INC

PLANNING CONTROLS

Official Plan Designation: Neighbourhoods

Zoning: By-law 1916: C.1 & R1A
By-law 569-2013: RD

Height Limit (m): Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m): 504.18
Frontage (m): 43.46
Depth (m): 0
Total Ground Floor Area (sq. m): 690.55
Total Residential GFA (sq. m): 2072.71
Total Non-Residential GFA (sq. m): 0
Total GFA (sq. m): 2072.71
Lot Coverage Ratio (%): 0
Floor Space Index: 1.48

Dwelling Units

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CONTACT: Guy Matthew, Planner

TELEPHONE: (416) 395-7102
Attachment 5: Draft Zoning By-law Amendment By-law 1916

CITY OF TORONTO

BY-LAW No. xxx-2014

To amend Zoning By-law No. 1916, as amended, for the former Town of Leaside, with respect to lands municipally known as 220 McRae Drive, 327 Sutherland Drive and 329 Sutherland Drive.

WHEREAS authority is given to the Council by 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 HEREBY ENACTS as follows:

1. The lands subject to this by-law are those lands outlined by a heavy black line and identified on Map 1 attached hereto.

2. Zoning By-law No. 1916, as amended, is hereby further amended by inserting the following new Section 6.6.4.4 immediately after Section 6.6.4.3 as follows:

6.6.4.3 220 McRae Drive and 327-329 Sutherland Drive R2B.4 Zone

1. Area Restricted

The provisions of this section shall only apply to those lands being part of Part 1 Plan of Lots 262-364 inclusive and Part of Lane, Registered Plan No 2120 and identified as Area A on Map 2.

2. General Provisions

On those lands referred to in Section 1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building or Structure or land or part thereof except in accordance with the following provisions:

(i) Permitted Uses

   Residential

(ii) Permitted Buildings

   Multiple Attached Dwelling
Detached Dwelling
Buildings and Structures Accessory to the foregoing

(iii) Definitions

Multiple Attached Dwelling
"Multiple Attached Dwelling" shall mean a building containing three but not more than eight non-communicating one-, two- or three-storey one-family units divided vertically having a common wall between each two adjacent dwelling units.

(iv) General Development Requirements

(a) Multiple attached dwellings must front onto McRae Drive.

(b) McRae Drive shall be deemed to be the front lot line.

(c) A minimum lot frontage and unit width of 4.58 metres is required

(d) Minimum required setbacks shall be as shown on Map 4

(e) Maximum permitted height shall be as shown on Map 4

(f) Any stairwell accessing the roof of a multiple attached dwelling unit shall not be considered as storey and may project beyond the maximum permitted height indicated, provided the height of the stairwell does not exceed a height of 3 metres.

(g) A maximum lot coverage of 66% is permitted

(h) A maximum Floor Space Index of 1.77 is permitted

(i) A minimum of 1 parking space per multiple attached dwelling unit shall be provided

(j) A minimum of 0.2 visitor parking spaces per multiple attached dwelling unit
3. Zoning By-law No. 1916, as amended, is hereby further amended by inserting the following new Section 6.2.4.2 immediately after Section 6.4.2.1 as follows:

6.2.4.2 220 McRae Drive and 327-329 Sutherland Drive R1B.1 Zone

1. Area Restricted

   The provisions of this section shall only apply to those lands being part of Part 1 Plan of Lots 262-364 inclusive and Part of Lane, Registered Plan No 2120 and identified as Area B on Map 2.

2. General Provisions

   On those lands referred to in Section 1 of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building or Structure or land or part thereof except in accordance with the following provisions:

   (i) Permitted Uses

       Residential

   (ii) Permitted Buildings

       Detached Dwelling
       Buildings and Structures Accessory to the foregoing

   (iii) General Development Requirements

       (a) A maximum of 1 detached dwelling is permitted

       (b) A minimum lot frontage of 14 metres is required

       (c) A minimum lot area of 363 square metres is required

       (d) Minimum required setbacks shall be as shown on Map 3

       (e) Maximum permitted height shall be as shown on Map 3

       (f) A maximum lot coverage of 47.0%

       (g) A maximum Floor Space Index of 0.86

4. This amendment shall apply to all of the lands shown on Map 1 attached to this By-law, regardless of future severance, partition or division.
5. Except as amended in this By-law, all other provisions of By-law 1916, as amended, shall apply to the lands.

ENACTED AND PASSED this ~day of ~, A.D. 20~

ROB FORD,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk
Map 2

220 McRae Drive & 327-329 Sutherland Drive

File # 13 190357 MNY 26 OZ

Approved by: Gay Matthew

East York By-Law 1919
Not to Scale
07/15/2014

DRAFT
Bearings and Dimensions are not based on a legal survey and will be replaced on final mapping before going to council in August 2014

Area B
R1A to R1B.1

Area A
R2B.4

220 McRae Drive and 327-329 Sutherland Drive

Staff report for action – Final Report – 220 McRae Drive and 327-329 Sutherland Drive
CITY OF TORONTO

BY-LAW No. xxx-2014

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as, 220 Mcrae Drive, 327 Sutherland Drive and 329 Sutherland Drive

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; and

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 No. 569-2013, Chapter 800 Definitions;

3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law and identified as Area ‘A’ on Diagram 2 to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RT (x50) as shown on Diagram 2 attached to this By-law;

4. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for the lands subject to this By-law and identified as Area ‘B’ on Diagram 2 to the Zoning By-law Map in Section 990.10, so that it reads: RD (x141) as shown on Diagram 2 attached to this By-law;

5. Zoning By-law No. 569-2013, as amended, is further amended by:
   (A) adding the lands subject to this By-law and identified as Area ‘A’ on Diagram 2 to the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1 and the Rooming House Overlay Map in Section 995.40.1; and
   (B) removing the lot coverage label ‘35 %’ on the lands subject to this By-law and identified as Area ‘B’, as shown on Diagram 2 attached to this By-law;
6. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.5.10.50 Exception Number 50 so that it reads:

**Exception RT (x50)**

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 **townhouse** must front on McRae Drive;

(B) McRae Drive shall be deemed to be the **front lot line**;

(C) A maximum of 8 **townhouse** dwelling units are permitted;

(D) The minimum **lot frontage** for each **dwelling unit** is 4.58 metres;

(E) The minimum width of a **dwelling unit** in a **townhouse** is 4.58 metres;

(F) The maximum permitted height of a **building** or **structure** is the lesser of:
   (i) 3 **storeys** for a **townhouse dwelling unit**; and
   (ii) the height in metres as shown on Diagram 3 of By-law XXX-2014;

(G) The minimum required **building setbacks** are as shown on Diagram 4 of By-law XXX-2014;

(H) The following may encroach into a required **building** setback, as shown in heavy black lines on Diagram 4 of By-law XXX-2014 by a maximum of 2.0 metres:
   (i) Canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, porches, decks, wheelchair ramps, vents, screens, terraces, and balconies;

(I) A **townhouse** building is not required to comply with regulations 10.5.50.10(3) or 10.60.30.10;
Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.3.10.141 Exception Number 141 so that it reads:

**Exception RD (x141)**

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 1 detached house is permitted;
- **(B)** The minimum lot frontage is 14.0 metres;
- **(C)** The minimum lot area is 363.0 square metres;
- **(D)** The maximum lot coverage is 47.0%;
- **(E)** The maximum floor space index is 0.86;
- **(F)** The minimum required building setbacks shall be as shown on Diagram 3 of By-law XXX-2014; and
- **(G)** The maximum permitted height of a building or structure is the lesser of:
  - (i) 2 storeys; and
  - (ii) The height in metres as shown on Diagram 3 of By-law XXX-2014

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

Enacted and passed on xxx, 2014

ROB FORD, Mayor

Ulli S. Watkiss, City Clerk

(Seal of the City)
220 McRae Drive & 327-329 Sutherland Drive

Diagram 3

File # 13 190357 NNY 26 OZ

Approved by: Guy Matthew

City of Toronto By-Law 593-1013
Not to Scale
07/18/2014

Staff report for action – Final Report – 220 McRae Drive and 327-329 Sutherland Drive