

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. [XXXX- 2016]

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 73, 77, 79 and 83 Woodbine Ave and 3 Buller Ave**

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outline by heavy black lines to R(x17), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 17 so that it reads:

#### **Exception R(x17)**

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 **73, 77, 79 and 83 Woodbine Ave and 3 Buller Ave** none of the regulations of 10.5.40.60, 10.5.50.10, 10.5.60.20, 10.5.60.60, 10.5.100.1, 10.10.40.1 (2), 10.10.40.1(5), 10.10.40.10, 10.10.40.30, 10.10.40.40, 10.10.40.70 and 10.10.40.80 prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law [Clerks to insert By-law ##].
- (B) Despite Article 10.10.20, the only permitted use is **dwelling units** in a **townhouse**.

- (C) The height of a **building** or **structure** on the lands is measured as the distance between Canadian Geodetic Datum elevation of 76.58 metres, and the highest point of the **building**;
- (D) The height of any **building** or **structure** erected above a Canadian Geodetic Datum elevation of 76.58 metres on the **lot** must not exceed the height in metres specified by the numbers following the symbol “H” as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (E) Despite (D) above, parapets, skylights, fences, safety railings, privacy screens and mechanical and electrical equipment and their enclosures may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law [Clerks to insert By-law ##] by 2.0 metres;
- (F) No portion of any **building** or **structure** erected above a Canadian Geodetic Datum elevation of 76.58 metres on the **lot** may extend beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##].
- (G) Despite (F) above eaves, cornices, lighting fixtures, window sills, ornamental elements, balustrades and other minor architectural projections may be permitted to project no more than 0.45 metres beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##].
- (H) Despite (F) above mechanical and electrical equipment, exterior stairs, trellises, wheelchair ramps, railings and landscape features may be permitted to project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##].
- (I) Despite (F) above, balconies may project beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##], to a maximum of 1.5 metres on the east elevation of the building fronting Woodbine Avenue and the south elevation of the building fronting the driveway only.
- (J) A maximum of 11 **dwelling units** shall be permitted on the **lot**.
- (K) The total **gross floor area** of the **buildings** must not exceed a maximum of 2,800 square metres and must be used exclusively for **dwelling units**.
- (L) A maximum of two **buildings** are permitted on the **lot**.
- (M) A minimum of 15% of the **lot area** must be **landscaping**.
- (N) Fully enclosed garbage enclosures are permitted to be located along the north **lot line**, provided that they do not exceed a height of 1.5 metres.
- (O) An electricity transformer is permitted.

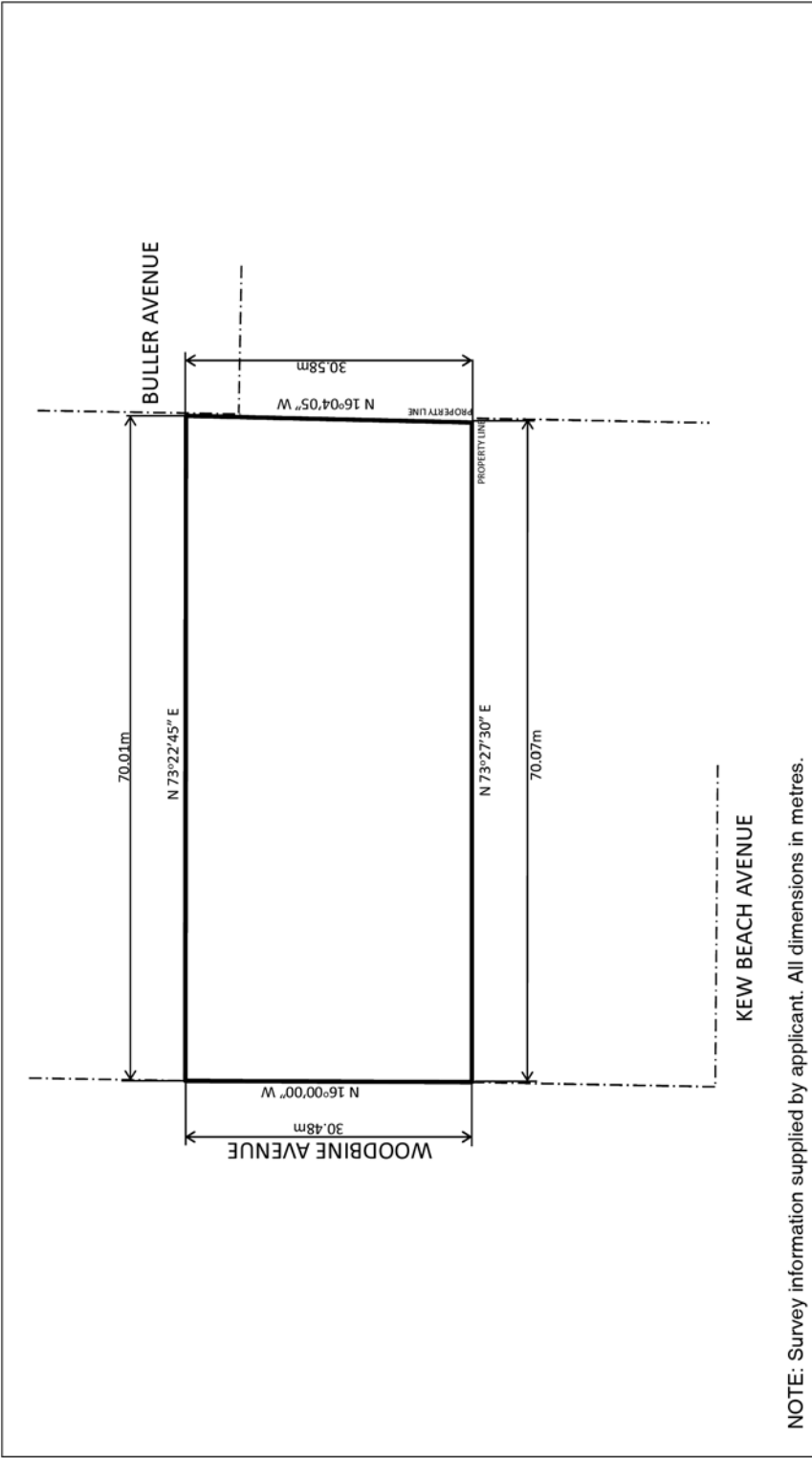
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on month ##, 2016.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



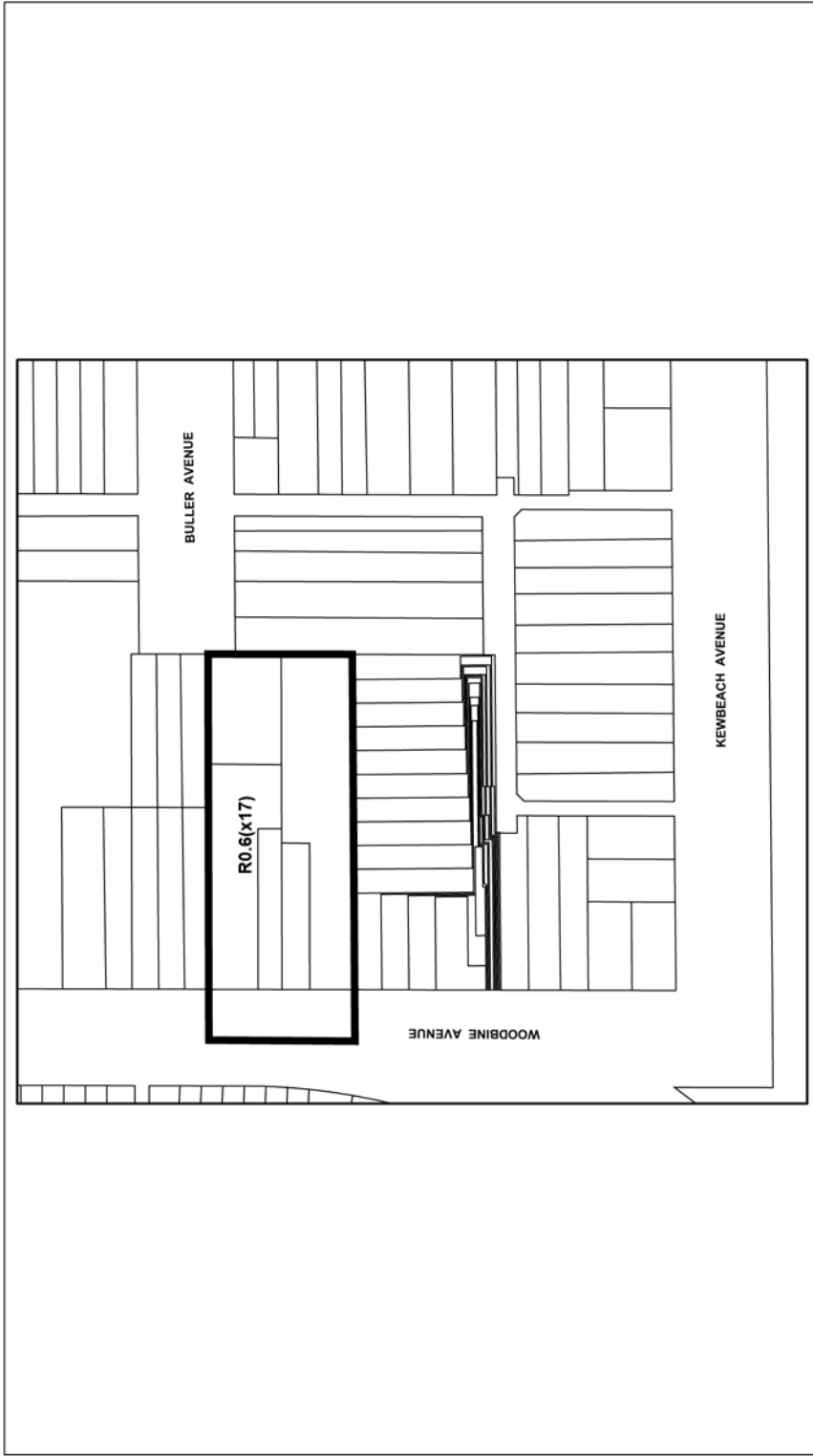
**73,77,79 & 83 Woodbine Avenue and 3 Buller Avenue**

**Diagram 1**

File # 13 153946 STE 32.0Z



Not to Scale  
12/08/2015



**73,77,79 & 83 Woodbine Avenue and 3 Buller Avenue**

**Diagram 2**

File # 13 153946 STE 32 0Z

↑  
Not to Scale  
12/08/2015

