

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 377 Spadina Road and 17 Montclair Avenue

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 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 Article 900.3.10 Exception Number 1404 by deleting (B) under "Prevailing By-laws and Prevailing Sections" so that it reads as follows:

"(B) On or between the even numbered addresses of 4-46 Montclair Ave., and the odd numbered addresses of 5-15 Montclair Ave., former City of Toronto by-law 223-79."

4. Zoning By-law No. 569-2013, as amended, is further amended by replacing, for the subject lands labeled "Parcel A" and delineated by heavy lines on Diagram 2 of bylaw (clerks to insert by-law number), the zone label RD(f6.0, d0.35) (x1404) with the following zone label: R(d1.3) (xXX) as shown on Diagram 2 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is hereby further amended by adding article 900.2.10 Exception No. XXX so that it reads:

Exception R XXXX

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 labeled "Parcel A" and delineated by heavy lines on Diagram 2 of By-law No. (clerks to insert by-law number), none of the provisions of 5.10.40.70(2), 10.5.40.10(1), 10.5.40.50, 10.5.40.60, 10.5.40.70, 10.5.50.10, 10.5.100.1(2)(B), 10.5.100.1(3)(B), 10.10.40.10, 10.10.40.30, 10.10.40.70, 200.5.1.10(2)(A)(iv), 200.5.1.10(2)(D), 200.5.1.10(3)(A), of the City of Toronto By-law No. 569-2013, as amended, apply to prevent the erection and use a **townhouse** on the **lot** that complies with the following:

- (i) The front lot line is the lot line along Spadina Road.
- (ii) a maximum of 4 **dwelling units** is permitted;
- (iii) the permitted maximum **gross floor area** for Building "A", as shown on Diagram 3 of By-law (clerks to insert by-law number), is 1,350 square metres;
- (iv) no portion of any **building** or **structure** erected or used above **established grade** is located other than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law (clerks to insert by-law number);
- (v) nothing in subsection (iv) above prevents the following elements from projecting beyond the heavy lines on Diagram 3 of By-law (clerks to insert by-law number):
 - (a) Covered or uncovered decks, porches, patios or other similar platforms and associated structures may project a maximum of 4.5 metres;
 - (b) Canopies, roofs, awnings, or similar structure above a platform may project a maximum of 3.5 metres, but must not project beyond the platform it is covering.
 - (c) exterior stairs, pedestrian access ramps and elevating device providing access to a **building** or **structure** and their associated structures may project beyond the heavy lines as shown on Diagram 3, as follows:
 - (1) exterior stairs, if the stairs are:
 - (i) no longer than 1.5 horizontal units for each 1.0 vertical units above the ground at the point where the stairs meet the **building** or **structure**;

- (ii) no wider than 2.0 metres; or
- (2) an uncovered ramp, if the ramp is:
 - (i) no longer than 15 units for each 1.0 vertical unit above the ground at the point where the stairs meet the **building** or **structure**;
 - (ii) no wider than 1.5 metres for each sloped ramp segment; and
 - (iii) no closer to a **lot line** than 0.3 metres; or
- (3) an elevating device, if the elevating device:
 - (i) elevates no higher than the **first floor** of the **building**;
 - (ii) has a maximum area of 3.0 square metres; and
 - (iii) is no closer to a **lot line** than 0.6 metres.
- (e) cladding added to the original exterior surface of the **main wall** of a **building** may project a maximum of 0.2 metres;
- (f) architectural features on a **building** may project as follows:
 - (1) a pilaster, decorative column, cornice, sill, wash and belt course, lighting fixtures or other similar architectural features to a maximum of 1.2 metres;
 - (2) a chimney breast to a maximum of 0.6 metres;
- (g) a bay window, box window, or other window projection from a **main wall** of a **building**, which increases floor area or enclosed space and does not touch the ground may project a maximum of 0.75 metres;
- (h) the eaves of a roof may project a maximum of 1.2 metres but must not be closer to a **lot line** than 0.2 metres;
- (i) the following wall mounted equipment on a **building** may project to a maximum of 0.9 metres:

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- (1) vents, pipes, utility equipment, satellite dish, antenna and/or pole used to hold an antenna, or air conditioner;
 - (vi) The height of any **building** or **structure**, as measured from the Canadian Geodetic Datum elevation of 162.05 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law No. (clerks to insert by-law number);
 - (vii) nothing in subsection (vi) above prevents the following elements from extending above the heights shown on Diagram 3 of By-law (clerks to insert by-law number):
 - (j) roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, a fence, wall or structure enclosing such elements, access to hatches, elevator upstands, planters and other landscaping structures, terraces and balcony guards, insulation and roof surface materials, railings, staircases, ornamental architectural features, solar panels, ladders, structures used for safety or wind protection, parapets, wood privacy fences and balcony railings are permitted to extend above the heights shown on Diagram 3 to By-law (clerks to insert by-law number) to a maximum of 2.7 metres;
 - (k) **landscaping** is permitted to extend above the heights shown on Diagram 3 to By-law No. (clerks to insert by-law number);
 - (viii) the **landscaping** in the front yard must be no less than 120 square metres;
 - (ix) the maximum width of a walkway is 2.8 metres;
 - (x) the maximum length for a **parking space** is 6.1 metres;
 - (xi) a **driveway** may have a maximum total width of 6.1 metres;
6. Zoning By-law No. 569-2013, as amended, is further amended by replacing, for the subject lands labeled "Parcel B" and delineated by heavy lines on Diagram 2 of Bylaw (clerks to insert by-law number), Exception 900.3.10(1404) with Exception 900.3.10(XXXX), as follows:

Exception RD XXXX

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

A. On labeled "Parcel B" and delineated by heavy lines on Diagram 2 of By-law No. (clerks to insert by-law number), none of the provisions of 10.5.40.10(1), 10.5.40.60, 10.5.40.70, 10.5.50.10, 10.5.60.1(4), 10.5.60.20(1), 10.5.60.20(2), 10.5.60.20(3), 10.5.60.40(2), 10.5.60.50(2), 10.5.60.70, 10.20.40.10(4), 10.20.40.10(6), 10.20.40.50(2), 10.20.40.70 of the City of Toronto By-law No. 569-2013, as amended, shall apply to prevent the erection and use of one (1) **detached house**, with an existing **ancillary structure** on the **lot**, that complies with the following:

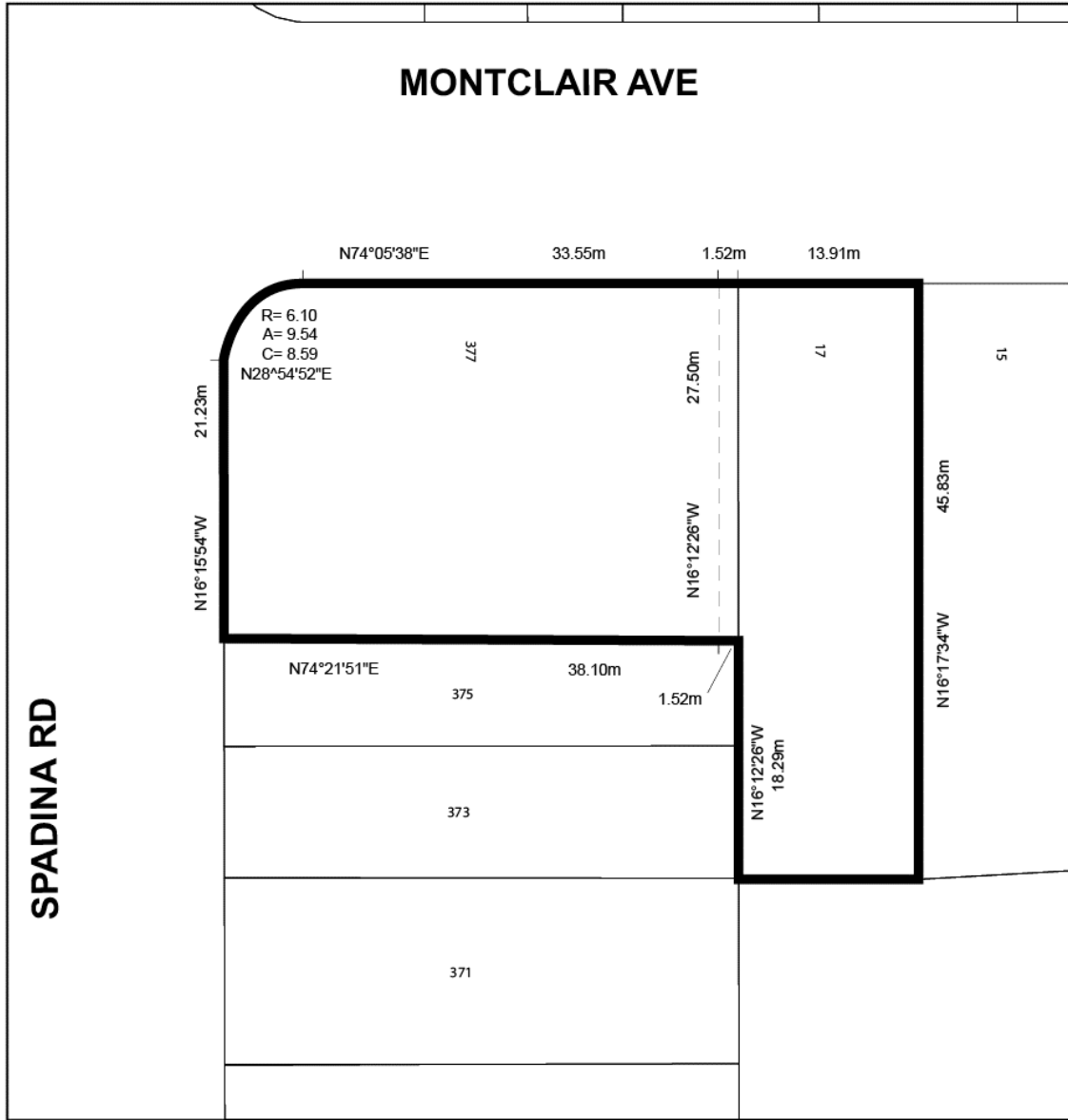
- (i) the permitted maximum **gross floor area** for Building "B", as shown on Diagram 3 of By-law (clerks to insert by-law number), is 520 square metres.
- (ii) The permitted maximum **gross floor area** for Building "C", as shown on Diagram 3 of By-law (clerks to insert by-law number), is 88 square metres.
- (iii) no portion of any **building** or **structure** erected or used above **established grade** is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law (clerks to insert by-law number);
- (iv) nothing in (iii) above prevents the following elements from projecting beyond the heavy lines shown on Diagram 3 of By-law (clerks to insert by-law number):
 - i. Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, roofs, awnings or similar structures above a platform may project a maximum of 3.5 metres;
 - ii. Exterior stairs, wheel chair access ramps, covered stairs or stair enclosures may project a maximum of 2.5 metres;
 - iii. Architectural and ornamental features, light fixtures, cladding, pilasters, decorative columns, cornice, sills, wash and belt course, chimney breast, elements related to outdoor terraces or landscape features, or other decorative features may project a maximum of 1.2 metre;
 - iv. The eaves of a roof may project a maximum of 0.9 metres, but no closer than 0.2 metres to any property line;

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- v. Wall mounted equipment such as, vents, pipes, utility equipment, mechanical fans, satellite dish, antenna and/or pole used to hold an antenna, or air conditioner may project a maximum of 0.9 metres;
- (v) The height of any **building** or **structure**, as measured from the Canadian Geodetic Datum elevation of 161.40 metres, does not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law No. (clerks to insert by-law number);
 - (vi) nothing in (v) above can prevent the following elements from extending above the heights shown on Diagram 3 of By-law (clerks to insert by-law number):
 - i. roof top mechanical equipment that includes a chimney stack or other heating, cooling or ventilating equipment, a fence, wall or structure enclosing such elements, access hatches, ladders, sky lights and elevator upstands may project a maximum of 2.7 metres
 - ii. ornamental or architectural features and parapets may project a maximum of 1.0 metres
 - iii. privacy fences and structures used for safety and wind protection may project a maximum of 1.9 metres;
 - iv. railings, landscape retaining walls, trellises a may project a maximum of 1.2 metres; and
 - v. wood privacy fences, and balcony railings may project a maximum of 2.0 metres;
 - (vii) the permitted maximum height of the **first floor** above **established grade** is 1.5 metres;
 - (viii) the **soft landscaping** in the front yard must be no less than 20 square metres;
 - (ix) the **soft landscaping** in the rear yard must be no less than 90 square metres;
 - (x) the maximum width of a walkway is 2.8 metres

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

JOHN TORY,
Mayor
(Corporate Seal)


ULLI S. WATKISS,
City Clerk

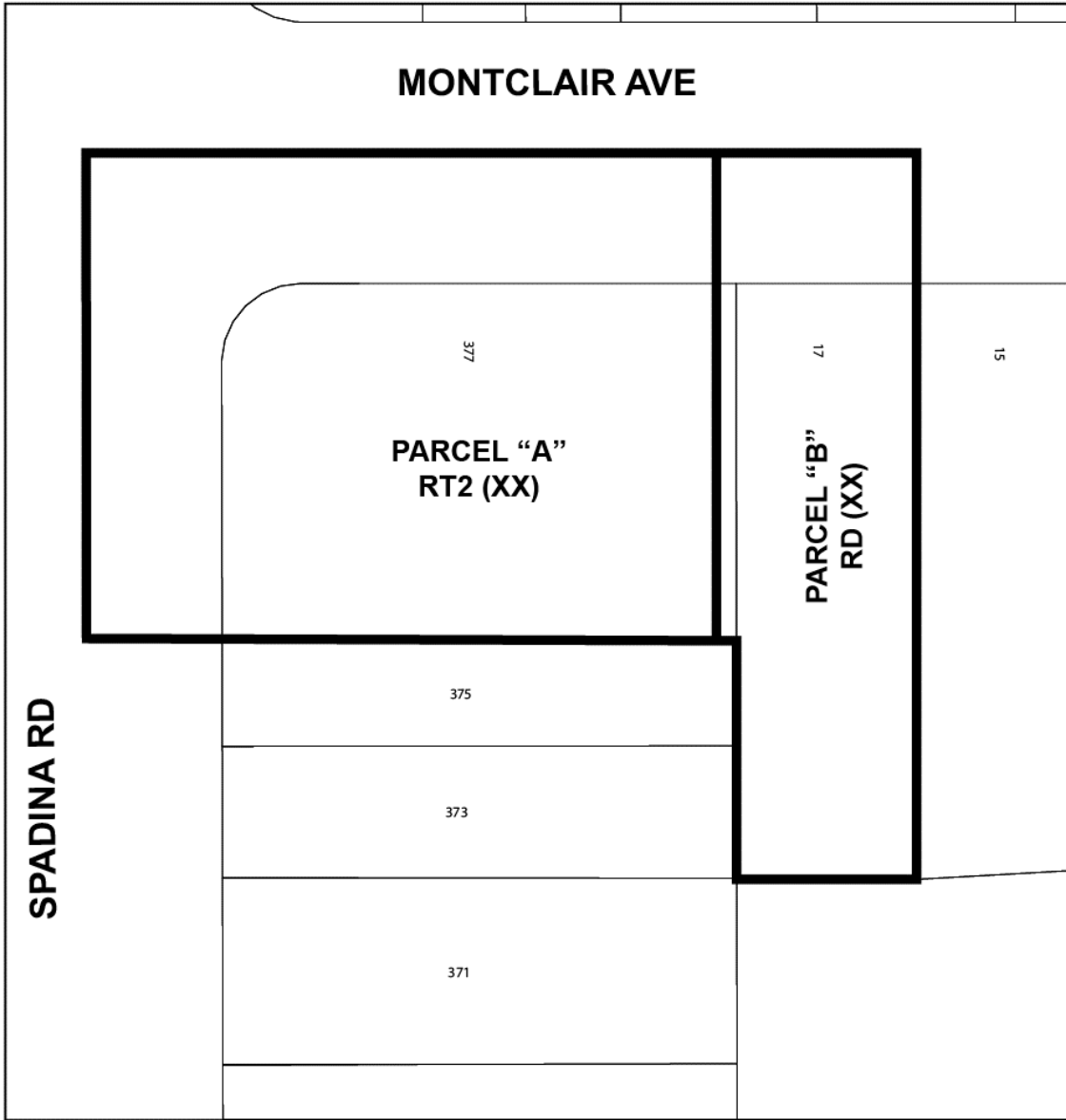


 **TORONTO**
Diagram 1

377 Spadina Road & 17 Montclair Avenue

File # 15 131139 STE 22 OZ


City of Toronto By-Law 569-2013
Not to Scale
09/15/2016



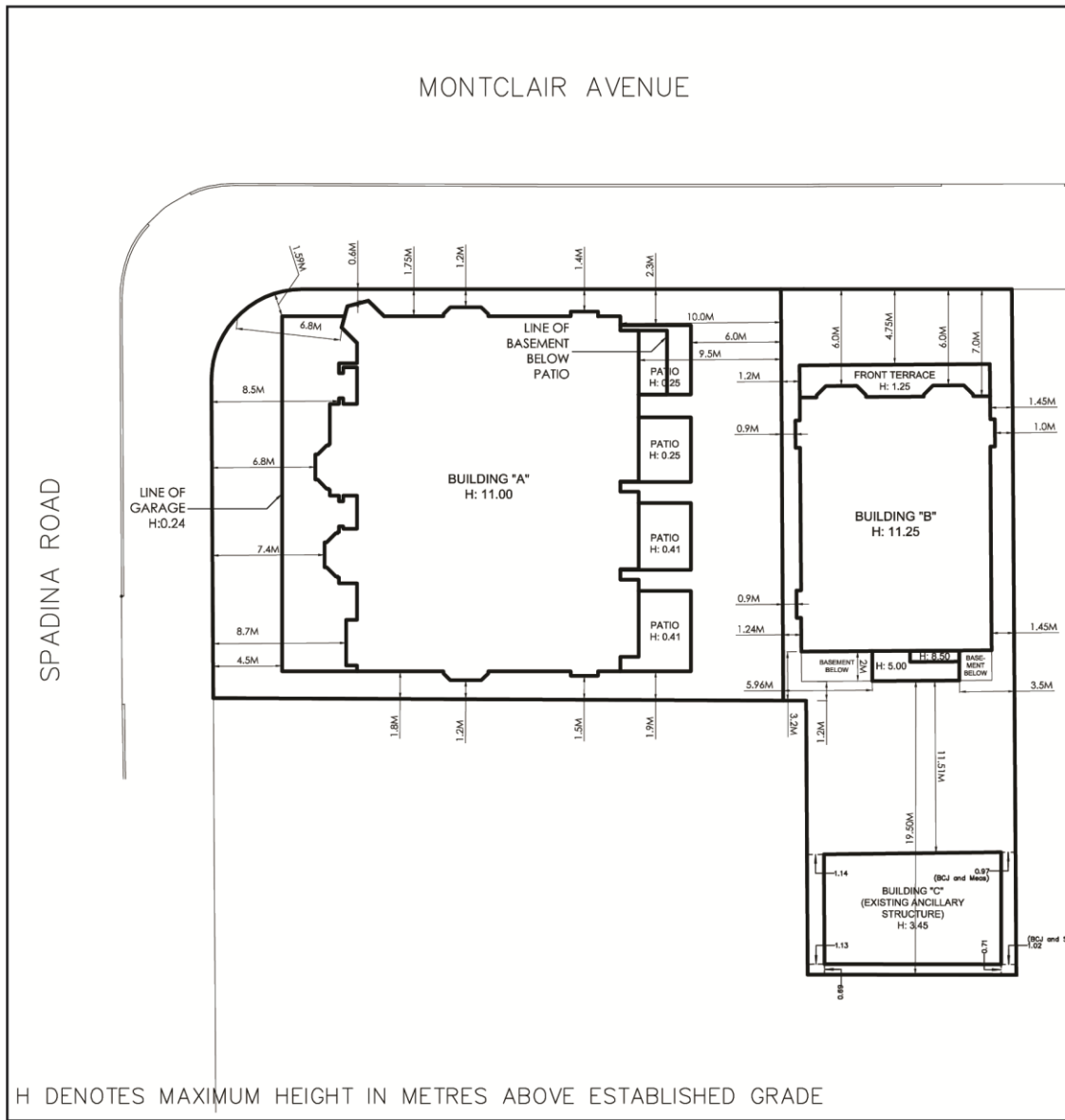
 **TORONTO**
Diagram 2

377 Spadina Road & 17 Montclair Avenue

File # 15 131139 STE 22 0Z



City of Toronto By-Law 569-2013
Not to Scale
09/15/2016



TORONTO
Diagram 3

377 Spadina Road & 17 Montclair Avenue

File # 15 131139 STE 22 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 10/11/2016