

Authority: Toronto East York Community Council Item \_\_\_\_\_

As adopted by City of Toronto Council on \_\_\_\_\_.

Enacted by Council: \_\_\_\_\_

## CITY OF TORONTO

### BY-LAW NO. \_\_\_\_\_

#### **To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known in 2018 as 145, 147 and 149 Chaplin Crescent.**

WHEREAS authority is given to 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 outlined in heavy lines on Map 1, attached to and forming part of this By-law.
2. District Map 50K-322 contained in Appendix “B” of by-law No. 438-86, as amended, is further amended in accordance with Map 1 and 2 attached to and forming part of this By-law.
3. None of the provisions of Section 2(1) with respect to the definition of “*grade*”, “*height*”, “*lot*”, “*row house*”, Section 4(2), Section 6(3) PART I, 6(3) PART II, 6(3) PART III, 6(3) Part IV 2, 3 & 4, and 6(3) Part VII of By-Law No. 438-86, of the former City of Toronto, being, “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of land and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of the lands known municipally as 145, 147 and 149 Chaplain Crescent for five (5) *row houses*, provided that:
  - (a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached hereto;
  - (b) The *residential gross floor area* erected on the lands shown on Map 1, of By-law No. \_\_\_\_\_-2018, does not exceed 1,650 m<sup>2</sup>;
  - (c) No portion of any *row house* or structure shall extend beyond the solid lines delineating the building envelope on Map 2 attached hereto and forming part of this By-law;
  - (d) Nothing in section 3(c) shall prevent the following elements from projecting beyond the heavy lines shown on Map 2 within the *lot*:
    - (i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings

or similar structures above a platform may project a maximum of 3.5 metres;

- (ii) Exterior stairs, including landings, may project a maximum of 2.5 metres;
  - (iii) The eaves of a roof may project a maximum of 0.5 metres;
- (e) No part of any building or structure on the *lot* erected or used above *grade* shall exceed 12.5 metres;
- (f) nothing in Section 3(e) above, shall prevent the following elements from projecting above the *height* limits, as follows:
- (i) access hatches, air shafts, sky lights, elevator equipment and elevator upstands may project a maximum of 1.0 metres
  - (ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres
- (g) a minimum *landscaped open space* on the lot shall be no less than 350 square metres;
- (h) the maximum permitted width of driveways is as shown on Map 2;
- (i) the maximum permitted building *depth* is 20.0 metres.
- (j) the building must have no more than five canopies supported only from a wall on the front facade.
- 3.** For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended, except that the following definitions shall apply:
- (a) *Grade* means 155.35 metres Canadian Geodetic Datum;
  - (b) *Height* means the vertical distance between grade and the highest point of the roof, building or structure, exclusive of any elements described in 3(f) herein;
  - (c) *Lot* means those lands outlined on Map 1 attached hereto;
  - (d) *Row house* means one of a series of more than two attached buildings:
    - (i) each building comprising of one *dwelling unit*; and
    - (ii) each building divided vertically from the other by a party wall;

4. Notwithstanding any severance, division, or conveyance of the *lot* subject to the exception, the regulations of this exception shall continue to apply to the whole of the *lot*.

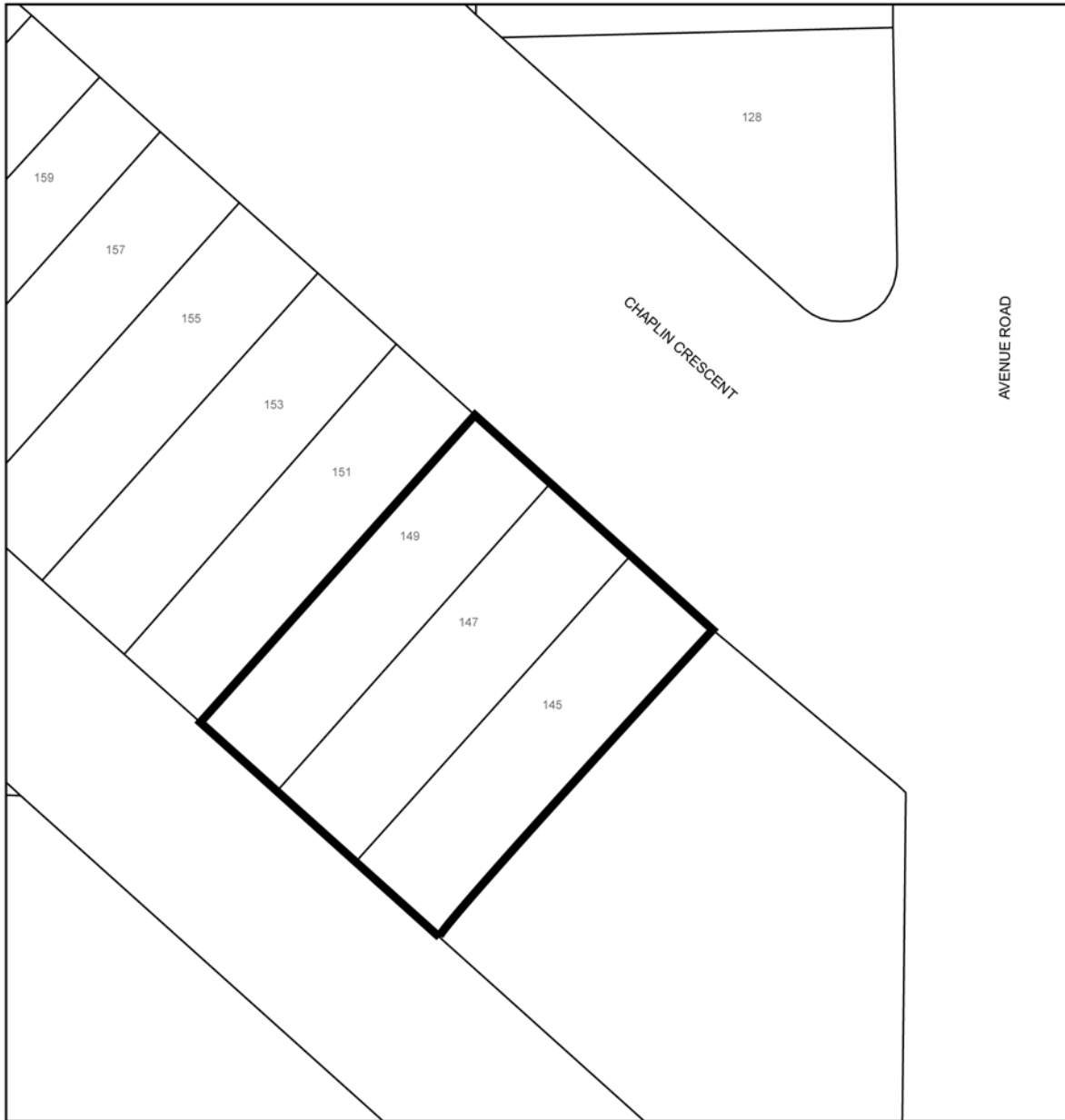
ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2018.

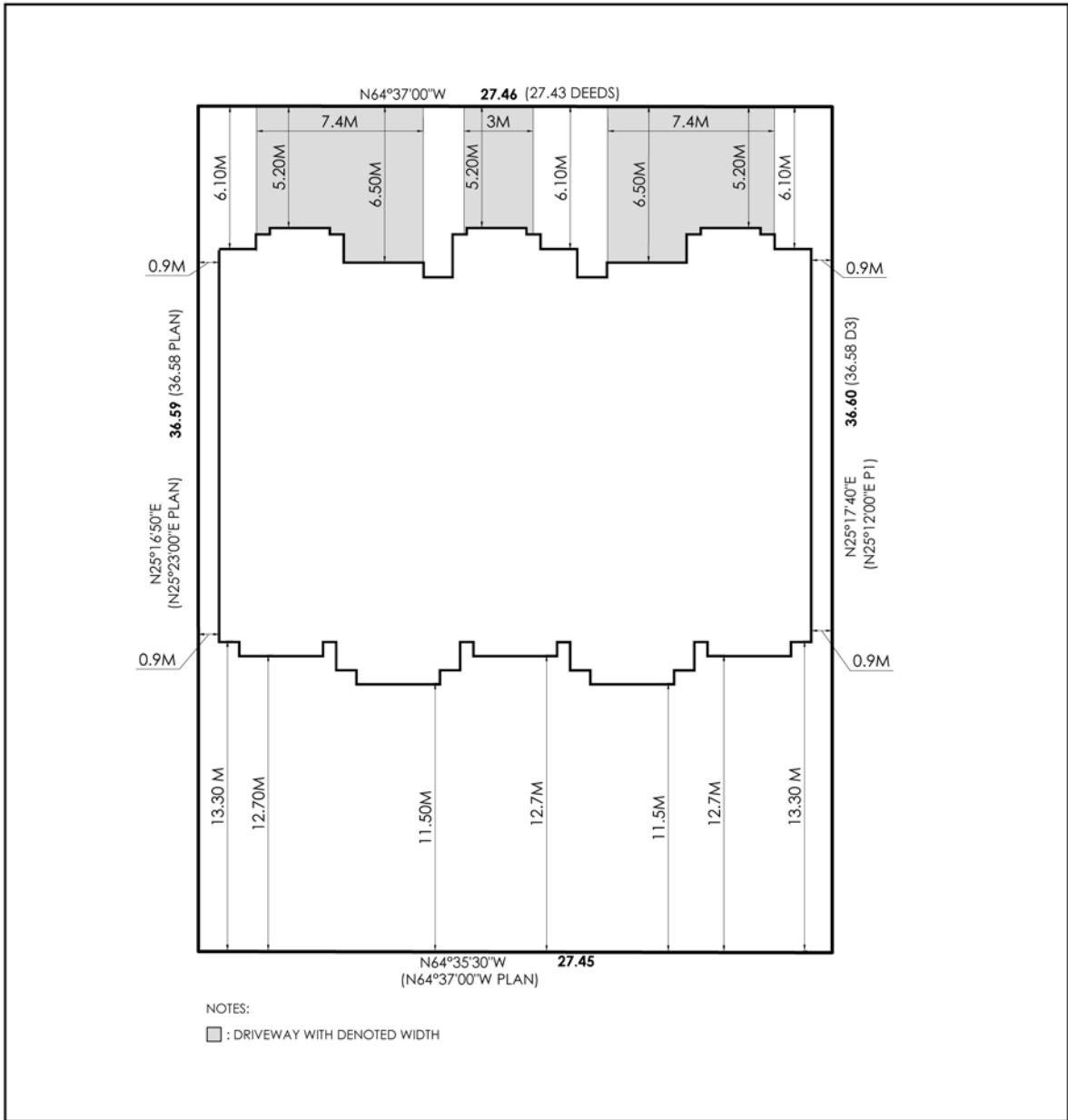
ULLI S. WATKISS  
City Clerk

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Speaker







 **TORONTO**  
Map 2

145-149 Chaplin Crescent

File # 16 269049 STE 22 0Z

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- 2018]**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 145, 147 and 149 Chaplin Crescent**

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 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 outlines by heavy lines R (49), 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 [49], so that it reads:

### **Exception R [49]**

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) Despite regulation 10.10.40.40(1) the permitted maximum **gross floor area** is 1,650 m<sup>2</sup>;
- (B) Despite regulation 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 155.35 metres and the highest point of the **building**;
- (C) Despite regulation 10.10.40.10(1) the permitted maximum height is 12.5 metres;
- (D) Despite regulations 10.5.40.10 (3) and (4), the following may project above the

permitted maximum height:

- (i) access hatches, air shafts, sky lights may project a maximum of 1.0 metres;  
and
  - (ii) elevator equipment and elevator upstands may project a maximum of 1.0 metres
- (E) Despite regulation 10.10.30.20(1) the required minimum **lot frontage** is 5.0 metres for each **townhouse dwelling unit**;
- (F) Despite regulation 10.10.40.1(4) the required minimum width of a **dwelling unit** in a **townhouse** is 5.0 metres;
- (G) Despite regulation 10.5.40.70(1) and clause 10.10.40.70 the minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law ### [NTD: City Clerk to provide By-law #];
- (H) Despite clause 10.5.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 as follows:
- (i) Covered or uncovered decks, porches, patios or other similar platforms and associated structures, canopies, canopy support structures, roofs, awnings or similar structures above a platform may encroach a maximum of 3.5 metres;
  - (ii) Exterior stairs including landing, may encroach a maximum of 2.5 metres; and
  - (iii) The eaves of a roof may encroach a maximum of 0.5 metres;
- (I) Despite regulations 10.5.50.10(1) and (3), **landscaping** must be provided as follows:
- (i) a minimum of 50% of the **front yard landscaping**, must be **soft landscaping**;
  - (ii) a minimum of 50 % of the **rear yard** must be **soft landscaping**;
- (J) Despite regulation 10.10.40.30(1), the maximum permitted **building depth** is 20.0 metres;
- (K) Regulation 10.10.80.40(1) with respect to garage entrances in a **Front Wall**, does not apply; and
- (L) Despite regulation 10.5.100.1(1) the permitted maximum width of **driveways** is as



shown on Diagram 3 attached to By-law ### [NTD: City Clerk to provide By-law #].

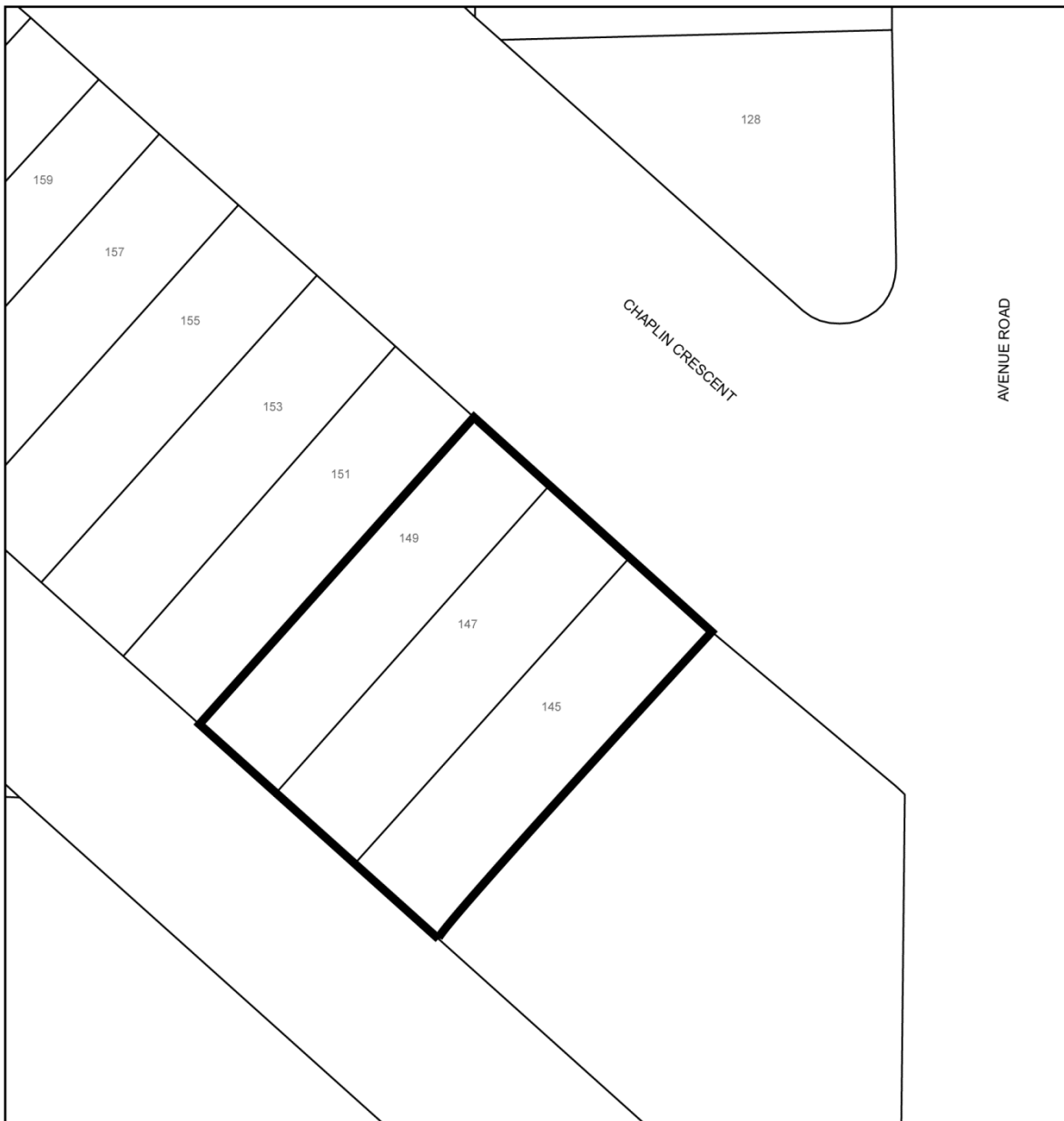
Prevailing By-laws and Prevailing Sections: [None Apply]

Enacted and passed on month ##, 2018.

Name,  
Speaker      City Clerk

Ulli S. Watkiss,


(Seal of the City)

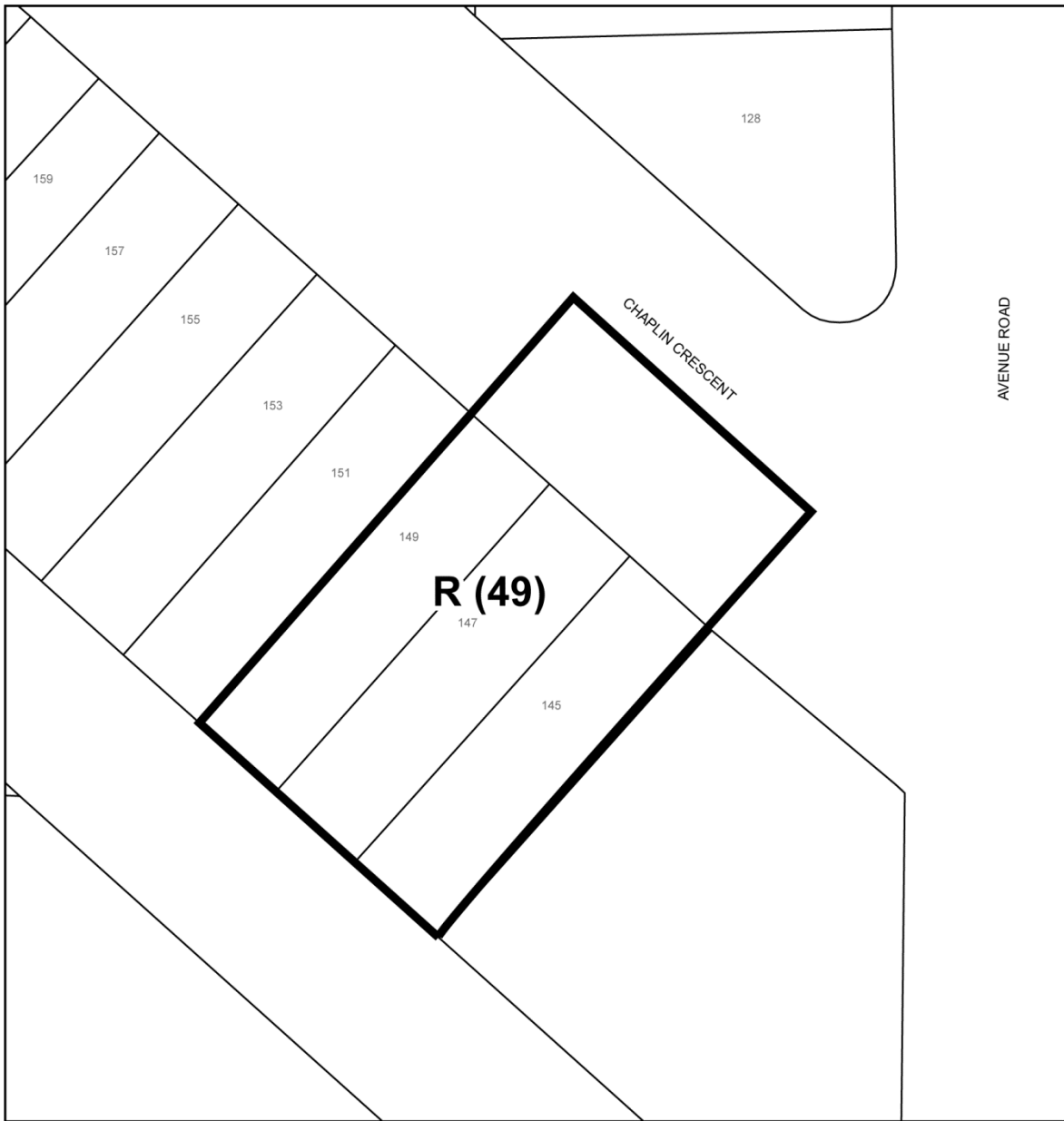


 **TORONTO**  
Diagram 1

**145-149 Chaplin Crescent**

File # 16 269049 STE 22 0Z


  
City of Toronto By-Law 569-2013  
Not to Scale  
5/30/2018

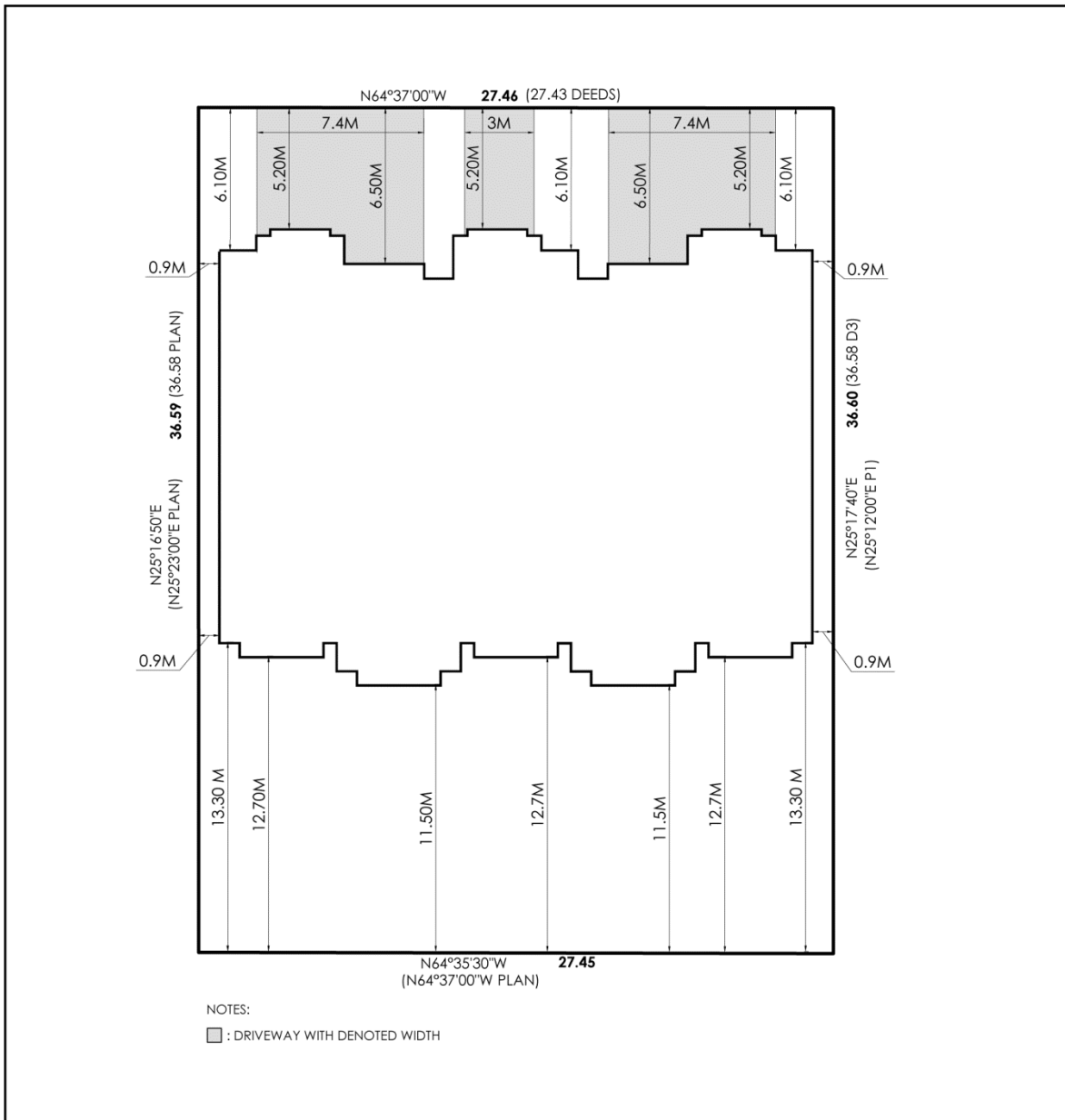


 **TORONTO**  
Diagram 2

145-149 Chaplin Crescent

File # 16 269049 STE 22 0Z


  
City of Toronto By-Law 569-2013  
Not to Scale  
5/31/2018



 **TORONTO**  
Diagram 3

145-149 Chaplin Crescent

File # 16 269049 STE 22 OZ

  
City of Toronto By-Law 569-2013  
Not to Scale  
5/31/2018