

Attachment 11 regarding TE34.16

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ##, 201#

CITY OF TORONTO

Bill No. ###

BY-LAW No. ##### -2018

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 782 Spadina 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are municipally known in the year 2017 as 782 Spadina Road, as 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 569-213, 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 outlined by heavy black lines to "R (u2; d1.23)(x51)" on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is hereby further amended by adding Article 900.2.10 Exception Number R 51 so that it reads:

Exception R 51

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 10.5.40.10(1) the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 171.31 metres and the elevation of the highest point of the **building**;

- (B) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is 13.2 metres;
- (C) Despite regulation 10.10.40.10(2)(A), the permitted maximum height of the exterior portion of the front and rear **main walls** is 11.4 metres;
- (D) Despite regulation 10.10.40.30(1)(A), the permitted maximum **building depth** is 18.5 metres;
- (E) Despite regulation 10.5.40.70(1) and clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3, attached to By-law XXX-2018 [*Clerks to fill in by-law number*].
- (F) Despite regulations 10.5.40.60(1)(D), 10.5.40.60(3), 10.5.40.60(5)(A), 10.5.40.60(7)(B), the following may encroach into the required **building setbacks**:
- (i) in a **rear yard**, a platform without **mains walls** attached to or less than 0.3 metres from a **building** may encroach a maximum of 1.52 metres;
 - (ii) exterior stairs, including an exterior landing between stairs;
 - (iii) a pilaster, decorative column, cornice, sill, belt course or other similar architectural feature may encroach a maximum of 1.0 metres, if it is no closer to a **lot line** than 0.3 metres; and
- (G) Despite regulation 10.5.40.50(4)(C), a platform attached to or within 0.3 metres of the rear **main wall**, may be no higher than 2 metres above **average grade**;
- (H) Despite regulation 10.5.50.10(1)(C), a minimum of 50% of the **front yard** must be **landscaping**; and
- (I) Despite regulation 10.5.50.10(1)(D), a minimum of 60% of the **front yard landscaping** required in (H) above must be **soft landscaping**.

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

Enacted and passed on ###, ##, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)

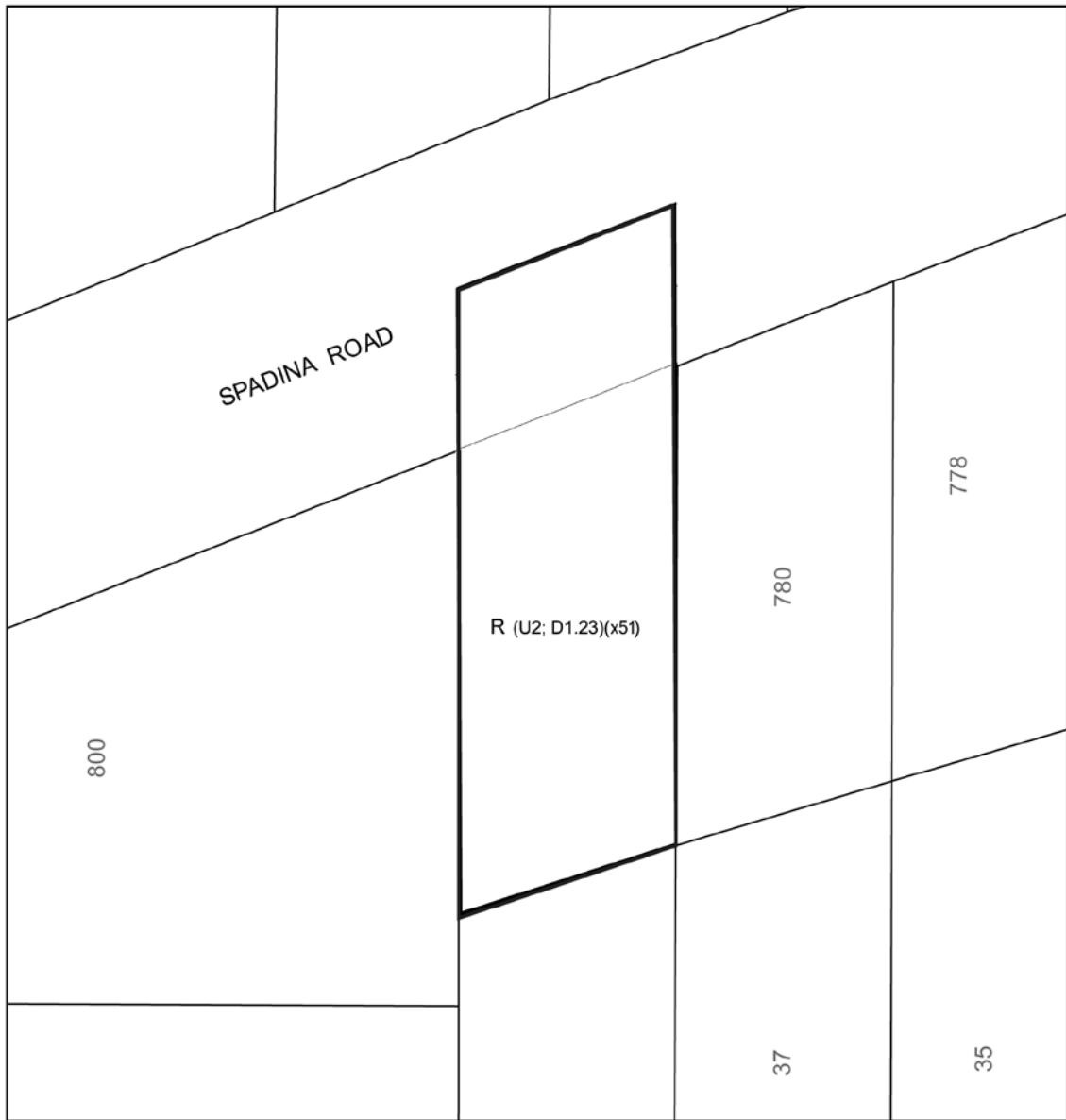


 **TORONTO**
Diagram 1

782 Spadina Road

File # 16 271676 STE 21 OZ

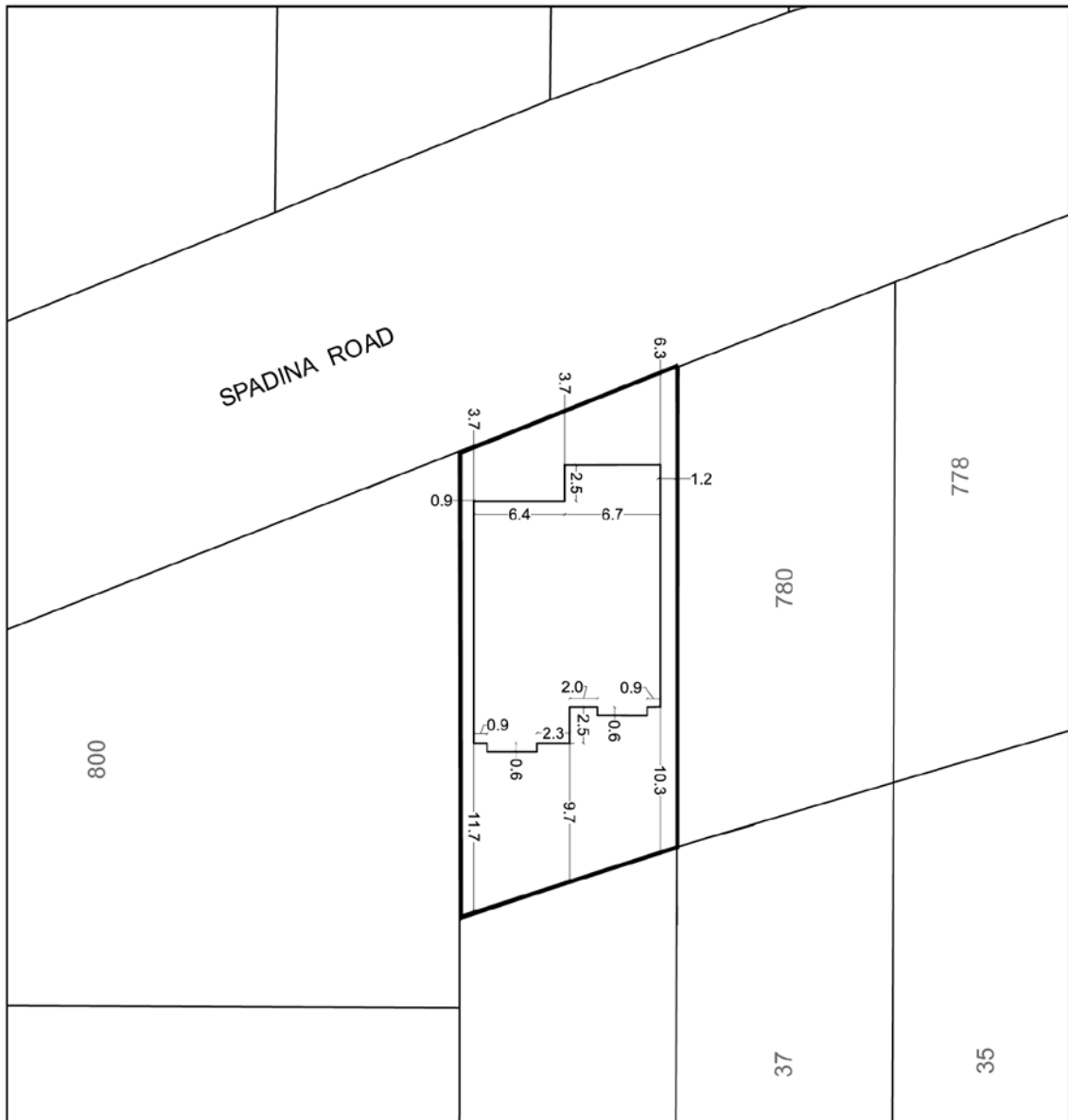

City of Toronto By-Law 569-2013
Not to Scale
6/28/2018



 **TORONTO**
Diagram 2

782 Spadina Road

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 **TORONTO**
Diagram 3

782 Spadina Road

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