

Attachment 10 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 the General Zoning By-law No. 438-86 of the former City of Toronto 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 Map 1, attached to this By-law.
2. None of the provisions of Section 2 with respect to the definition of "*grade*", "*landscaping*", "*lot*", and "*soft landscaping*", and Section 6(1), Sections 6(3) Part I 1, 6(3) Part II, 6(3) Part III, 6(3) Part IV 3(ii) of By-law No. 438-86 being, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a pair of *semi-detached houses* on the *lot* provided that:
 - (a) the maximum permitted *residential gross floor area* is 622 square metres;
 - (b) the required minimum building setbacks are as shown in metres on Map 2, attached to and forming part of this By-law;
 - (c) despite 2(b) above, the following may encroach into the required building setbacks:
 - (i) exterior stairs, including exterior landing area between stairs,
 - (ii) architectural and ornamental features, light fixtures, pilasters, decorative columns, cornice, sills, wash and belt course, chimney breast, elements related to outdoor terraces or

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- landscape features, or other decorative features may project a maximum of 1.0 metre, if it is no closer to a *lot* line than 0.3 metres;
- (iii) eaves of a roof may project a maximum of 0.5 metres, if it is no closer to a *lot* line than 0.3 metres;
 - (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 1.0 metres, if it is no closer to a *lot* line than 0.3 metres;
- (d) the maximum *height* of an uncovered platform which projects into the required setback from the *rear lot line* is 2 metres above *grade*;
 - (e) the elevation of the lowest point of a vehicle entrance in a *front wall* of the building must be higher than the elevation of the centerline of the driveway at the point where it intersects a lot line abutting a *street*;
 - (f) a minimum of 50% of the area of the portion of the *lot* between the *front lot line* and the line of the main *front wall* of the *residential building* as produced to the side lot line is provided and maintained as *landscaped open space*; and
 - (g) of the *landscaped open space* required in 2(f) above, a minimum of 60% is provided as *soft landscaping*.
3. The words highlighted in italics have the meaning provided in By-law No. 438-86, Section 2, except that the following definitions shall apply:
- (a) "*grade*" means 171.70 metres Canadian Geodetic Datum;
 - (b) "*landscaped open space*" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking or storing of vehicles are not *landscaped open space*;
 - (c) "*lot*" means those lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (d) "*soft landscaping*" means *landscaped open space* excluding hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape-architectural elements.

4. Despite any existing or future severance, partition, or division of the *lot*, the provision of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.

Enacted and Passed on ###, ##, 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)



 **TORONTO**
Map 1

782 Spadina Road

File # 16 271676 STE 21 OZ


City of Toronto By-Law 438-86
Not to Scale
6/28/2018

