

Attachment 6 Draft Zoning Bylaw Amendment

Authority: [North York Community Council] Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 922 Millwood 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, as amended.

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RA (d4.0) (x330) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.5, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 330 so that it reads:

(330) Exception RA 330

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 lands municipally known as 922 Millwood Road, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 135.70 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure**, inclusive of a mechanical penthouse and indoor **amenity space** located at the roof level, is the number in metres following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (D) Despite regulation 15.10.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure**, inclusive of a mechanical penthouse and indoor **amenity space** located at the roof level, is the number following the letters "ST" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (E) Despite regulations 15.5.40.10(2) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
 - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (ii) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) Despite regulation 15.5.50.10(1)(A), the minimum requirement for

landscaping, as a percentage of the **lot area**, is 9 percent;

- (G) Despite regulation 15.5.50.10(1)(B), the minimum requirement for **soft landscaping**, as a percentage of the **lot area**, is 2 percent;
- (H) Despite regulations 15.10.20.20(1), a **retail store** is permitted on the **lot** in an **apartment building** and the conditions of Regulations 15.10.20.100(13)(D), (E) and (F) for a **retail store** do not apply;
- (I) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 3,870 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 3,787 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 83 square metres; and
 - (iii) the required minimum **gross floor area** for non-residential uses is 30 square metres;
- (J) Despite regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (K) Despite clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number]; and,
 - (i) notwithstanding (K) above, a 0.5 metre **building setback** is required at the ground floor for a **main wall** facing a **lot line** adjacent to Randolph Avenue;
- (L) Despite clause 15.5.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) canopies and awnings, by a maximum of 1.5 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres; and

- (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.3 metres;
- (M) Despite clause 15.5.40.60, the following elements of a **building** must comply with the required minimum **building setbacks** in (K) above and may not encroach within the setbacks, as shown on Diagram 4 of By-law [Clerks to insert By-law number]:
 - (i) Decks, porches and balconies;
 - (ii) window projections, including bay windows and box windows;
 - (iii) eaves and dormers; and
 - (iv) air conditioners, satellite dishes, antennae, vents, and pipes;
- (N) Despite regulations 220.5.10.1(1) to (8) and (11), 1 Type "G" **loading space** must be provided on the **lot**;
- (O) Despite regulation 15.5.100.1(2), requirements related to a **driveway** access to an **apartment building** does not apply;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 0.57 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a minimum of 0.09 residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) no **parking spaces** are required for non-residential uses;
- (Q) Despite regulation 200.15.10.10 (1) and Table 200.15.10.5, the minimum required number of accessible **parking spaces** must be the greater of:
 - (i) 5 percent of the **parking spaces** provided for residential uses; or
 - (ii) 0.025 accessible **parking spaces** per **dwelling unit**;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and

- (iii) vertical clearance of 2.1 metres;
- (S) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (T) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
 - (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) and shortest route from the required entrances in (i) and (ii).

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

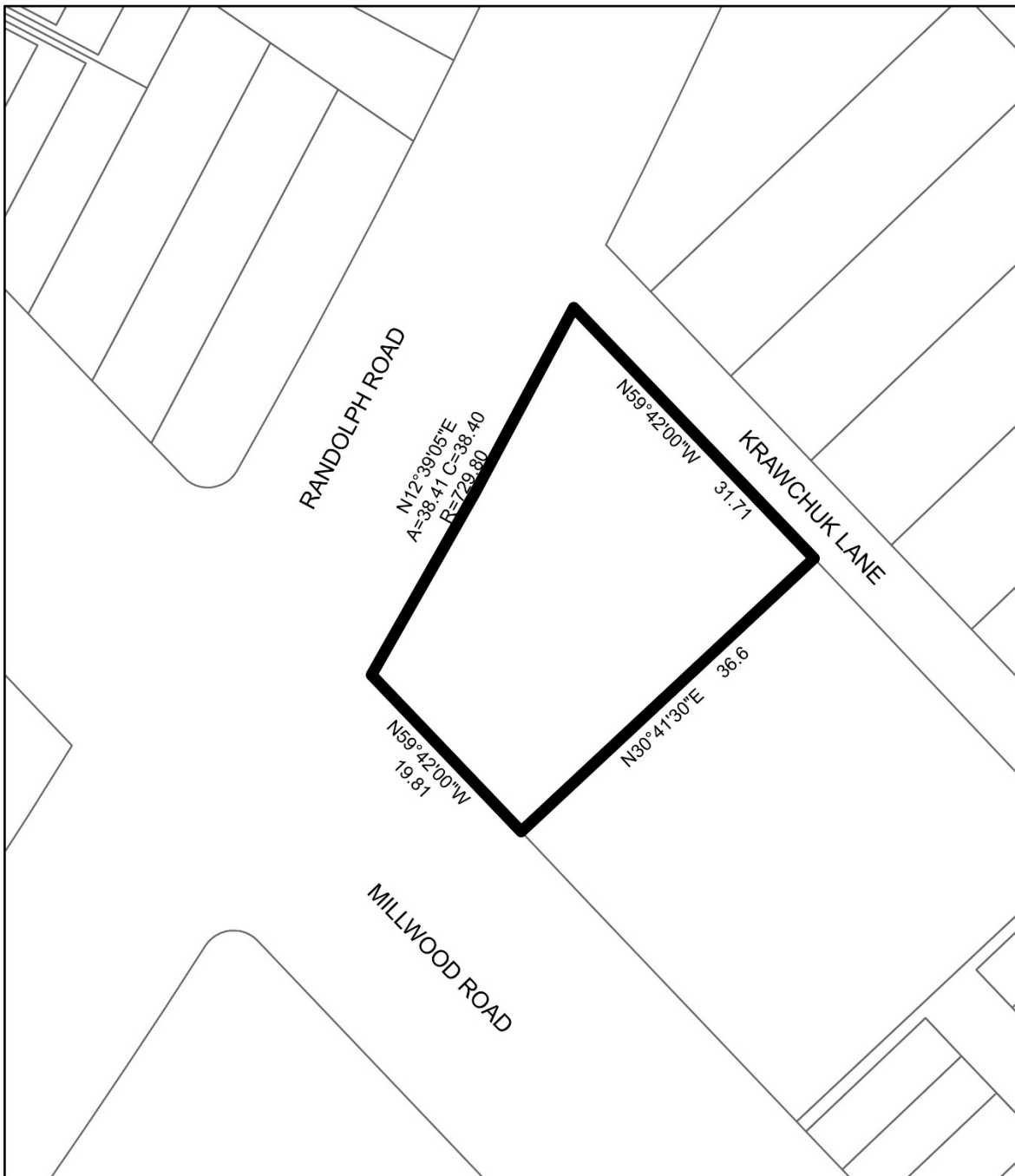
8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

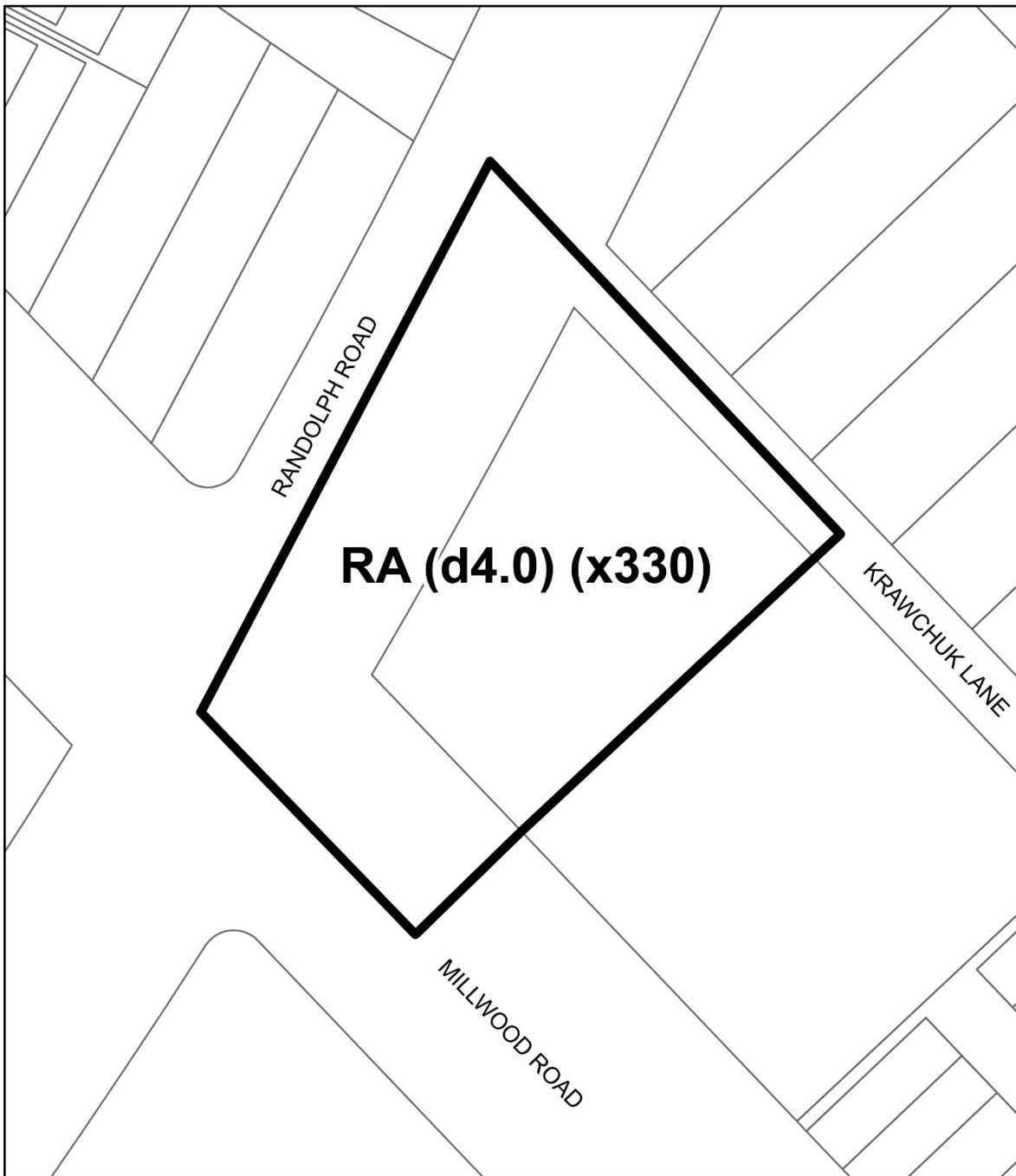
(Seal of the City)



Toronto
Diagram 1

922 Millwood Road

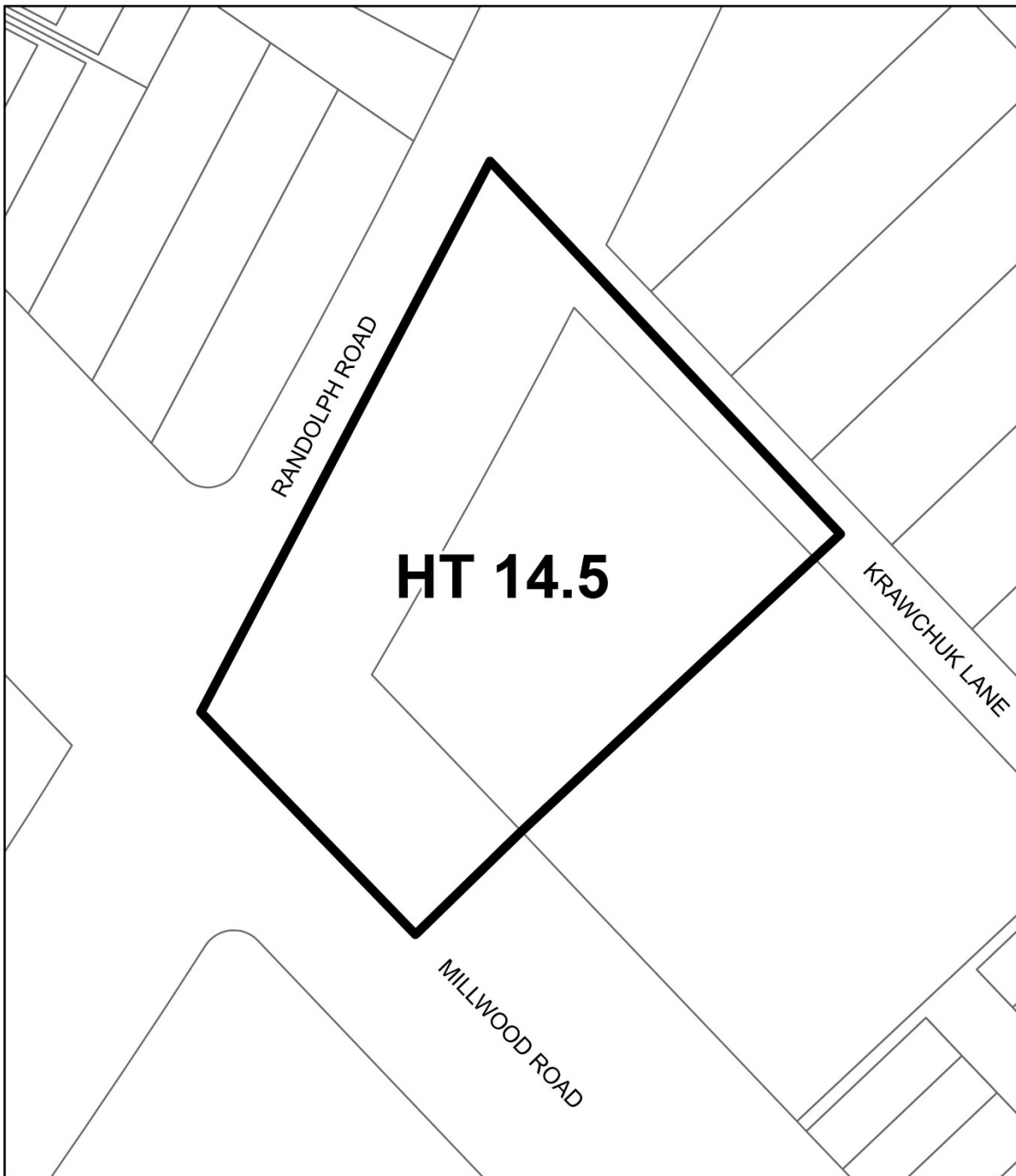
File # 25 227957 NNY 15 0Z



 **TORONTO**
Diagram 2

922 Millwood Road

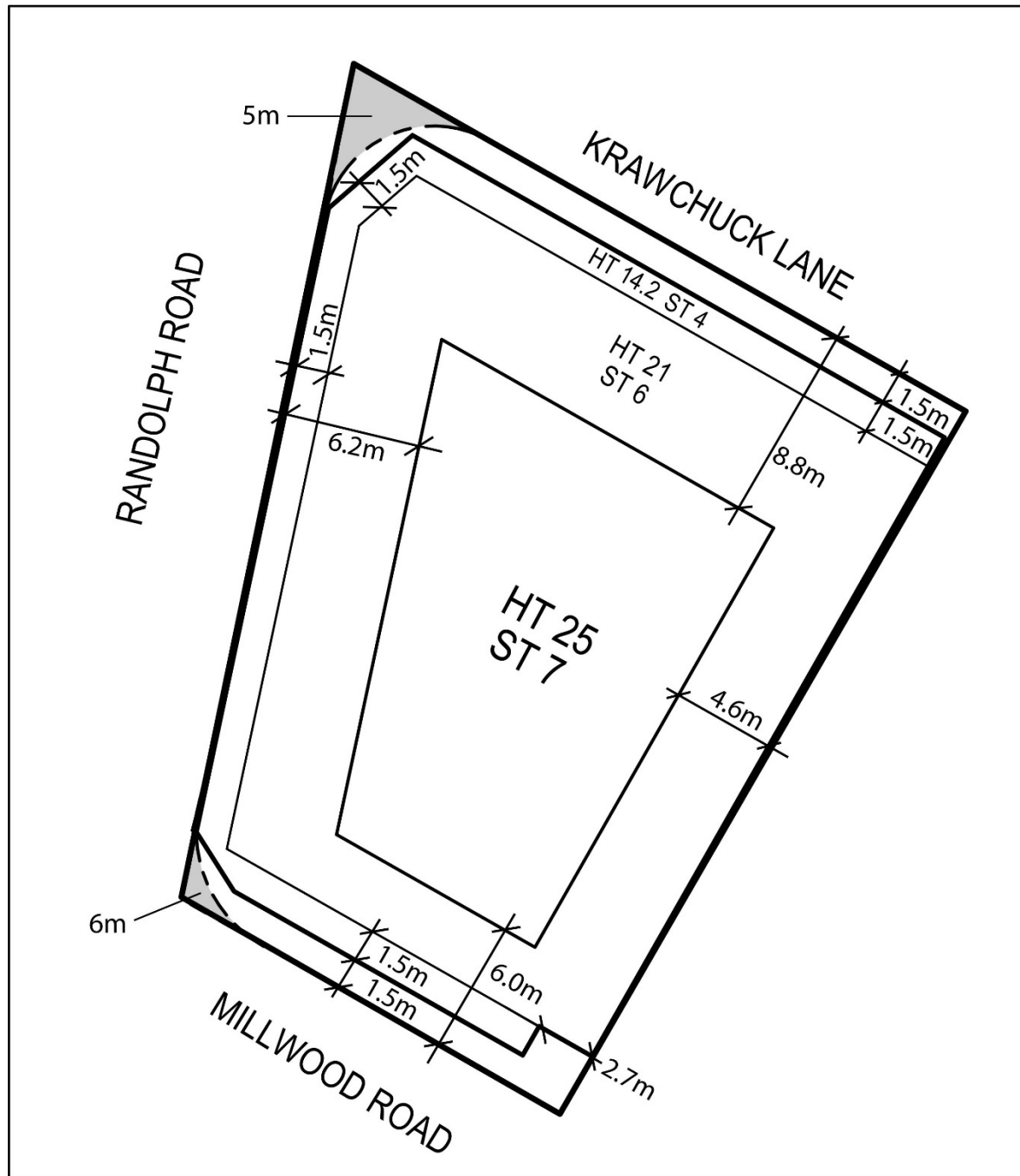
File # 25 227957 NNY 15 0Z



 **TORONTO**
Diagram 3

922 Millwood Road

File # 25 227957 NNY 15 0Z



Toronto
Diagram 4

922 Millwood Road

File # 25 227957 NNY 15 0Z

Corner Rounding

City of Toronto By-law 569-2013
Not to Scale
06/22/2026