

Authority: North York Community Council Item NY#### as adopted by City of Toronto Council on _____

CITY OF TORONTO

BY-LAW ####-2020

To amend the Zoning By-law 569-2013 of the City of Toronto, as amended, with respect to the lands municipally known in the year 2020 as 134 Laird Drive

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;

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 except as specified by this By-law.
3. Zoning By-law 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 municipally known in the year 2020 as 126, 132, and 134 Laird Drive and outlined by heavy lines to CR (x###), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number CR ### so that it reads:

(###) Exception CR ###

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 134 Laird Drive, a **building, structure**, addition or enlargement may be constructed or used if it complies with (B) to (XX) below;

(B) Despite Regulation 40.10.40.40(1), the permitted maximum total **gross floor area** is 8,200 square metres;

- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 130.25 and the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 3 of By-law [**Clerks to insert By-law Number**];
- (E) Despite Clause 40.10.40.60 and Regulations 40.5.40.60(1), 40.5.40.70(1) and 40.10.40.70(3), the required minimum **building setbacks** in metres are as shown on Diagram 3 of By-law [**Clerks to insert By-law Number**];
- (F) Despite Regulation 40.10.40.60(9) and (D) and (E) above, parapets, balcony railings and mechanical penthouse elements may penetrate into an **angular plane**;
- (G) Despite Regulation 200.5.10(1) and Table 200.5.10.1, **parking spaces** must be provided in in compliance with the following:
 - (i) 0.47 **parking spaces** for each **dwelling unit**; and
 - (ii) 0.08 **parking spaces** for each **dwelling unit** for visitors;
- (H) Regulation 40.5.40.10(5), with regards to limits on elements for functional operation of a building; and
- (I) Regulation 40.1.50.10(1), with respect to landscaping, does not apply.

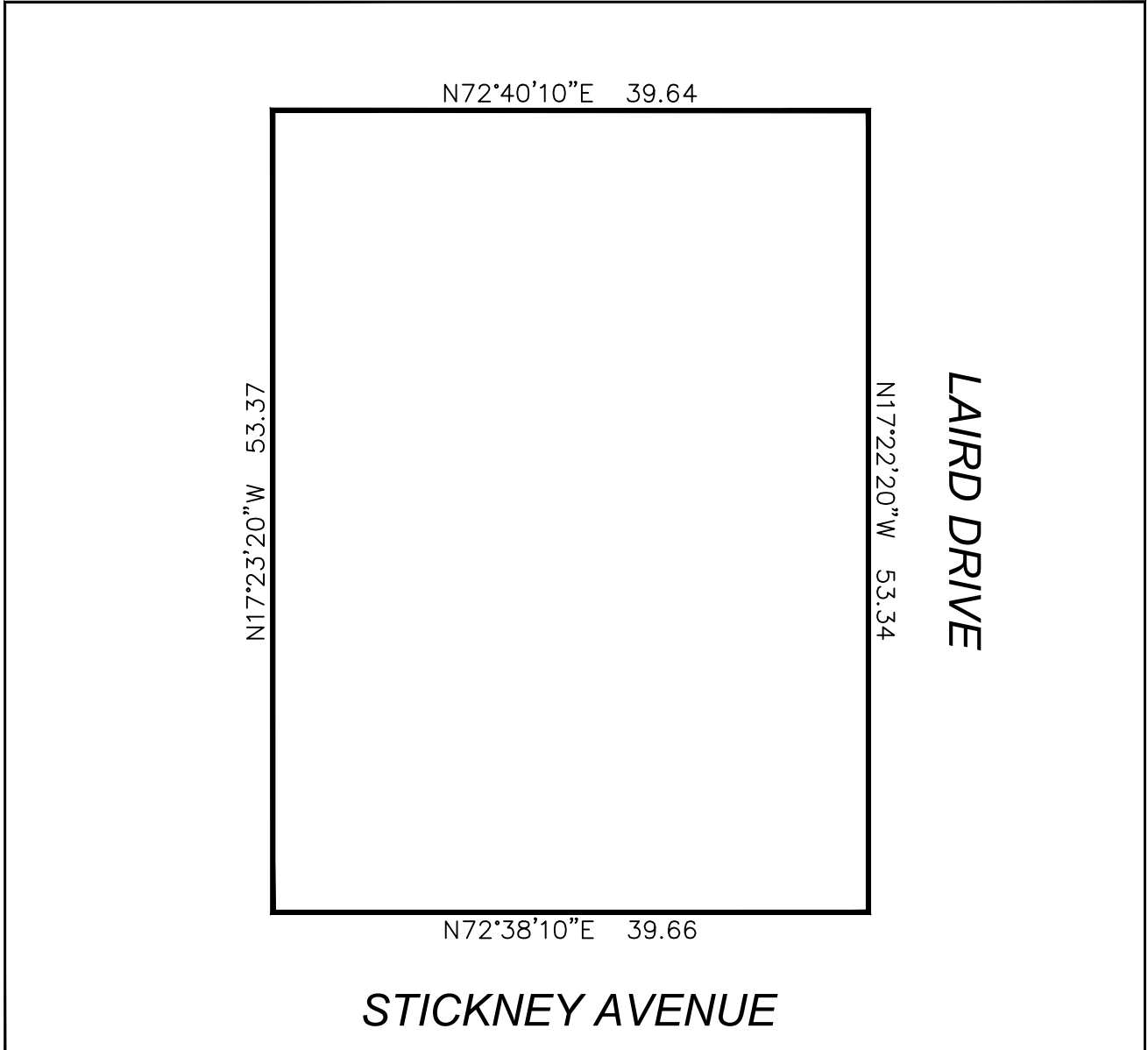
Prevailing By-laws and Prevailing Sections:

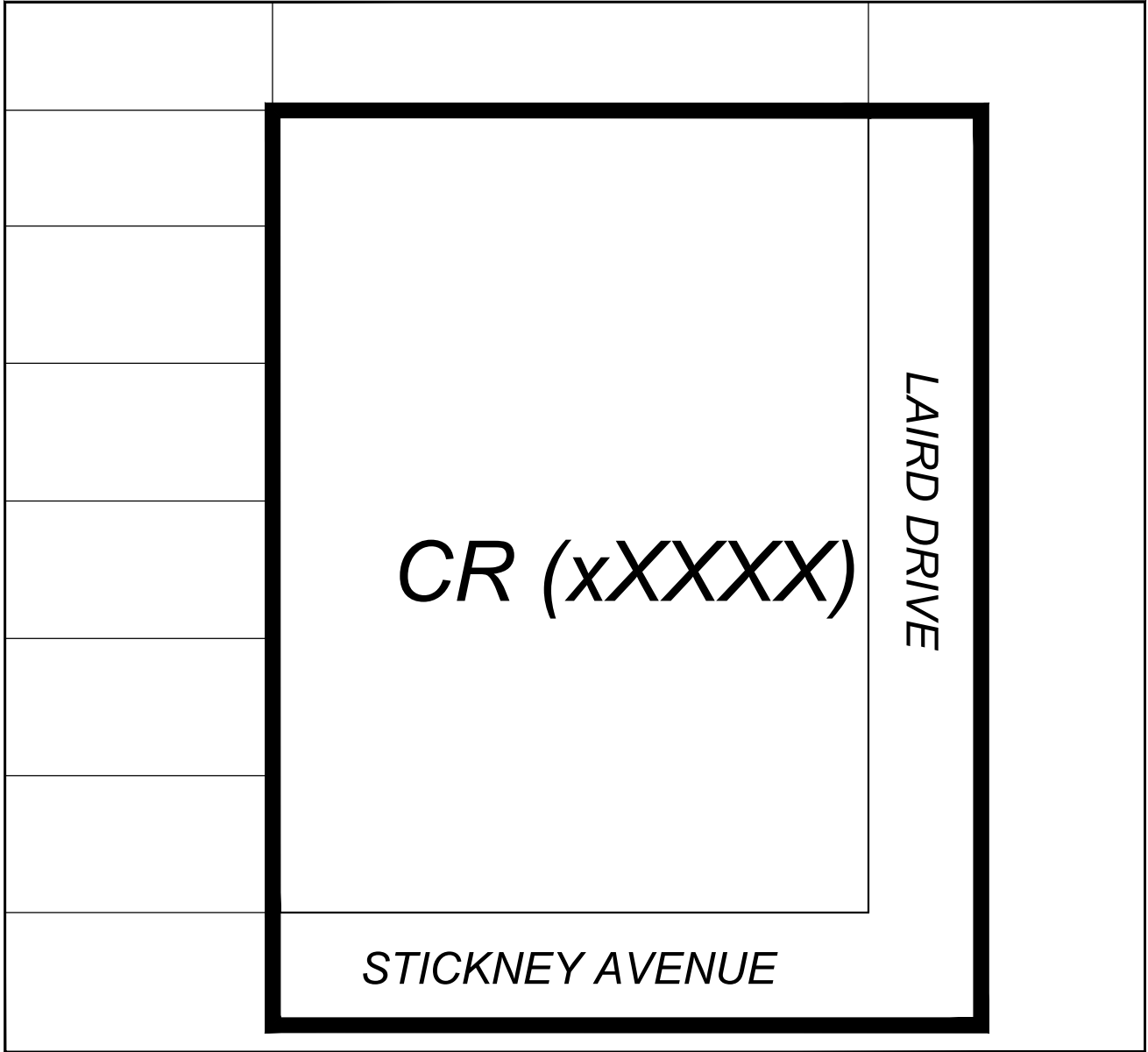
None.

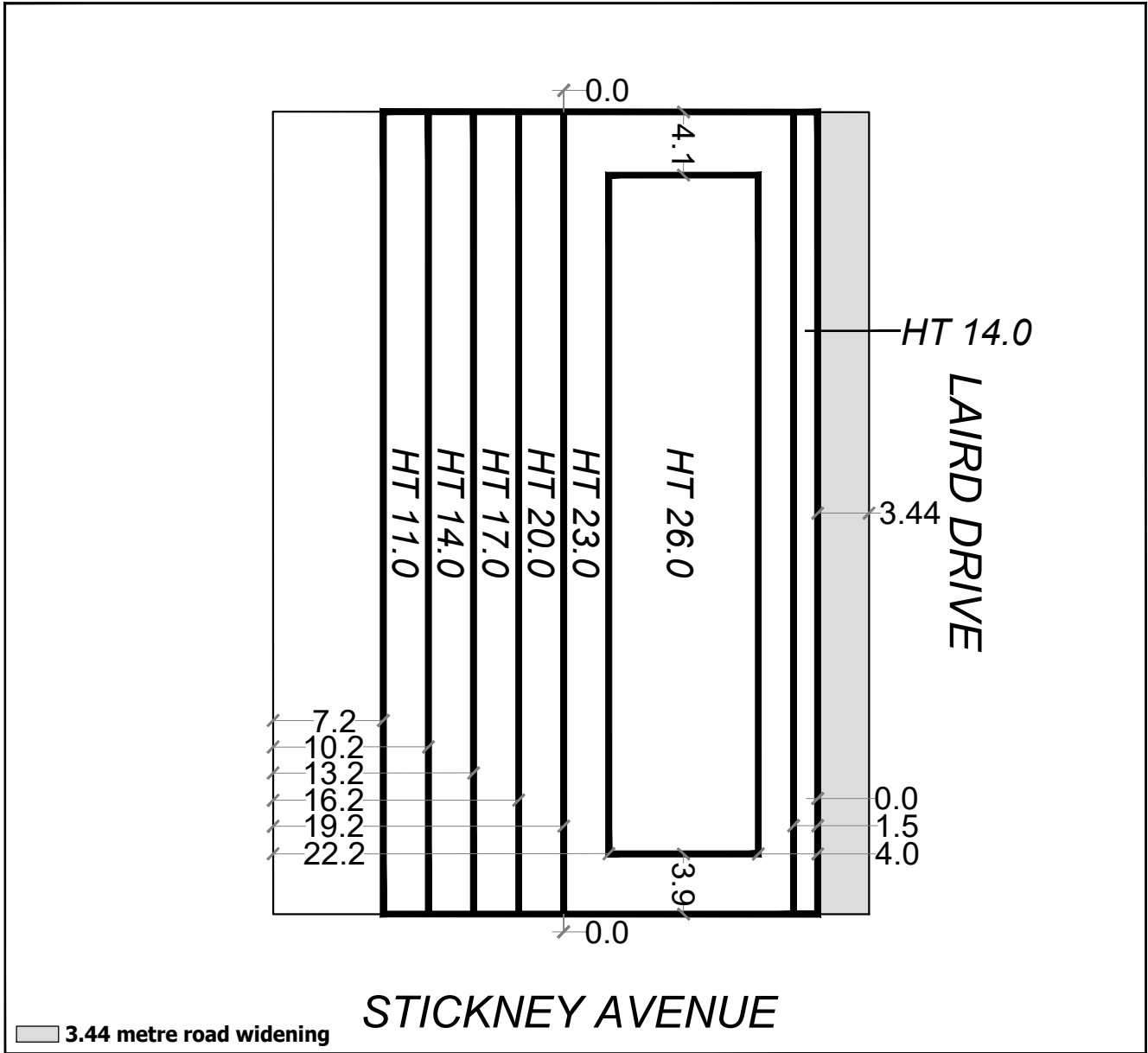
ENACTED AND PASSED this ____ day of _____, A.D. 2020.

JOHN TORY
Mayor

ULLI S. WATKISS
City Clerk







134 Laird Drive, Toronto

Diagram 3

File #20_____



Not to Scale