

Authority: Toronto and East York Community Council Item TE32.6, as adopted by City of Toronto Council on May 22, 23 and 24, 2018

## CITY OF TORONTO

### Bill 811

### BY-LAW -2018

**To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 366-370 Huron Street.**

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 enacts:

1. None of the provisions of Section 2(1) with respect to the definitions of *height* and *lot*, and Sections 4(2)(a), 4(5), 4(11)(b) and (c), 6(3) Part I 1, 6(3) Part II 2-6, 7(ii) and 8, 6(3) Part III and 6(3) Part IX 1(a) and (b) of By-law 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 and other matters relating to buildings and structures and to prohibit certain uses of land 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 one principal *detached house*, one principal *non-residential building* and two *laneway dwelling buildings*, provided that:
  - (1) the *lot* consists of those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
  - (2) notwithstanding the definition of *detached house*, the principal *detached house* may contain a maximum of two *dwelling units*;
  - (3) the buildings and structures shown on Map 2, attached to and forming part of this By-law, shall not prevent the erection of *accessory* buildings or structures on the same *lot* in accordance with the provisions of By-law 438-86;
  - (4) a maximum of 440 square metres of *residential gross floor area* is permitted;
  - (5) a maximum of 331 square metres of *non-residential gross floor area* is permitted;
  - (6) a minimum of 63 percent of the area of the *lot* shall be *landscaped open space*, of which a minimum of 30 percent shall be in the form of *soft landscaping*;
  - (7) no portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law, with the exception of the following:

- (i) eaves, cornices, window sills, chimney breasts, lighting fixtures, architectural elements, vents and landscape planters may extend beyond the heavy lines by 0.5 metres;
  - (ii) any devices used to attach foliage to any living green wall element may extend beyond the heavy lines by 1.2 metres;
  - (iii) canopies, platforms, landings, porches, stoops, stairways and ramps may extend beyond the heavy lines by 2.5 metres; and
  - (iv) fences and safety railings have no restriction beyond the heavy lines;
- (8) no portion of any building or structure located above grade shall exceed the height limits specified by the numbers following the symbol "H" as shown on Map 2, attached to and forming part of this By-law, with the exception of the following:
- (i) fences and safety railings, equipment or structures or parts of the building that are used for the functional operation of the building, including chimneys or other heating, cooling or ventilating equipment, elements of a green roof, and structures and elements associated with green energy and renewable energy facilities shall be permitted to exceed the *height* as shown on Map 2, provided that the maximum vertical dimension of any such element does not exceed the *height* by more than 2.0 metres;
- (9) *zero parking spaces* shall be provided on the *lot*; and
- (10) the provisions of the By-law shall continue to apply to the lands shown on Map 1 attached notwithstanding their division into one or more parcels.
2. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

*"height"* means the vertical distance between the average elevation of the natural or finished level of the ground, whichever is lower, along the *side lot lines* or *flank* opposite the building or structure on the *lot*, and the highest point of the roof, except for those elements prescribed by this By-law;

*"laneway dwelling building"* means a self-contained *dwelling unit* in a building that is naturally and normally incidental, subordinate in purpose or floor area, or both, to a principal use, building or structure; is located on the same *lot* as the principal use, building or structure; abuts a lane; and may be connected to another *laneway dwelling building* by a canopy or platform at a maximum *height* of 4.0 metres; and

*"lot"* means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.

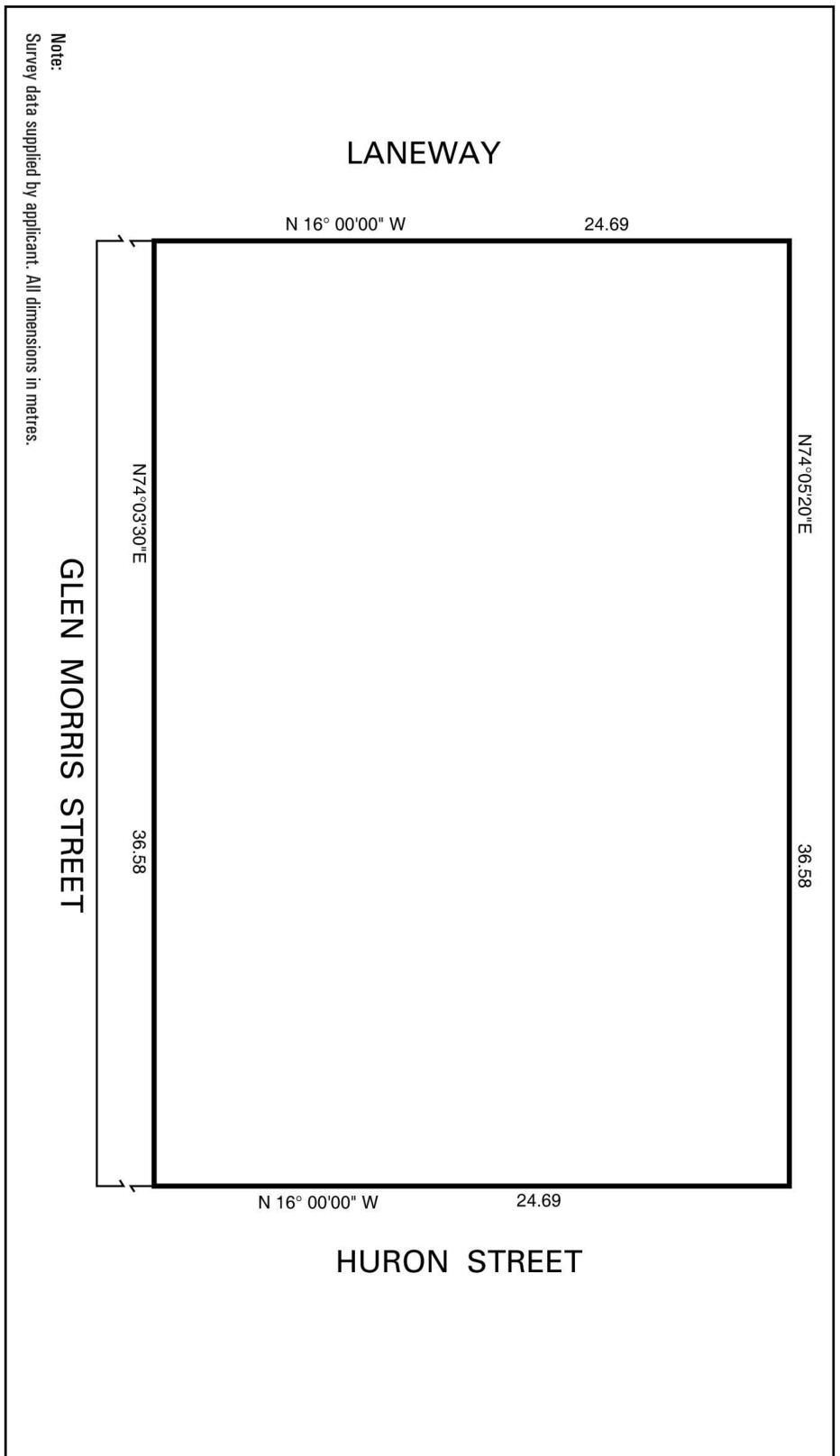
3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- (1) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
  - (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on June , 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

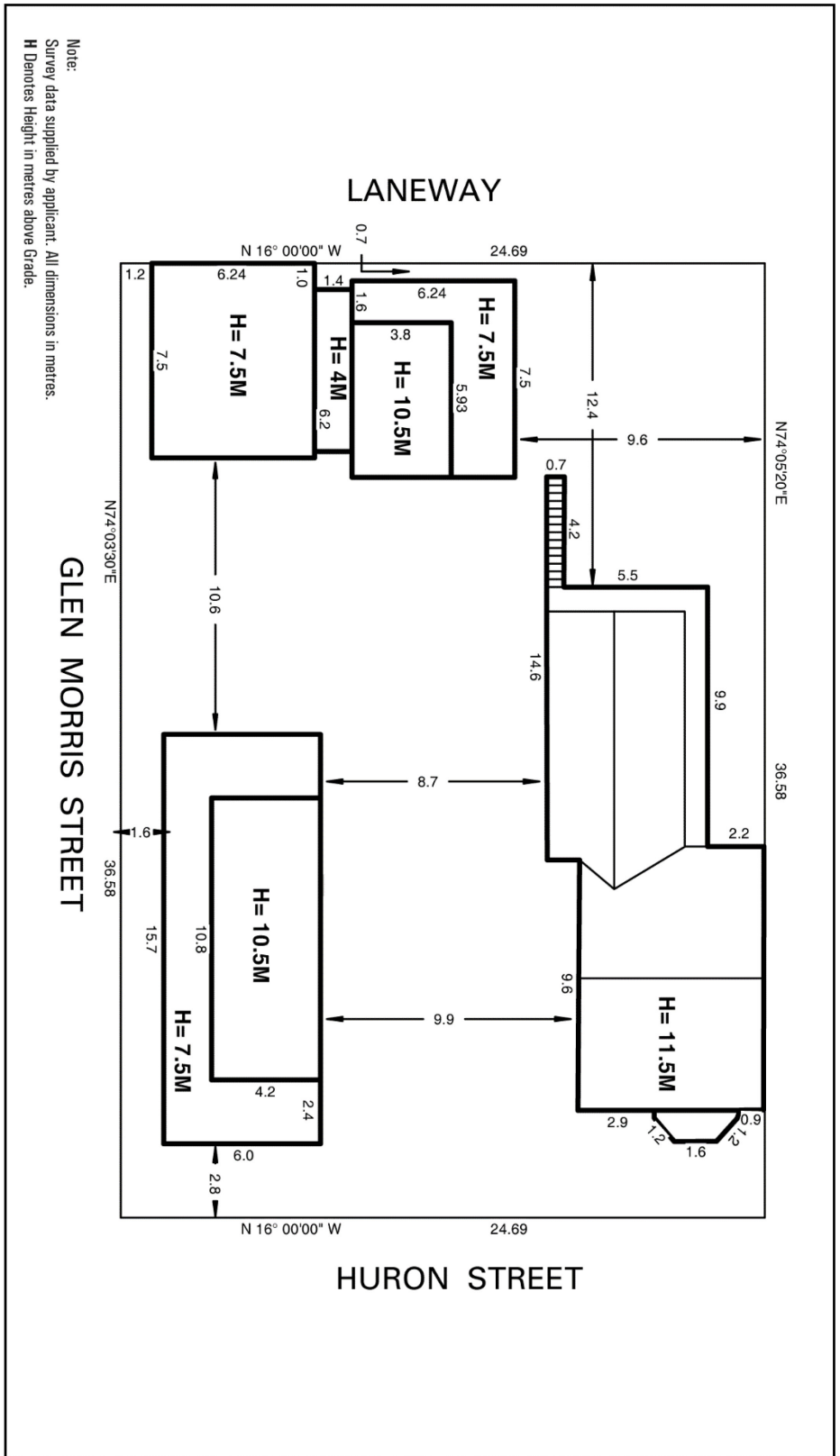


**366 -370 Huron Street**

File # 17 226913 STE 20 OZ

City of Toronto By-Law 438-86  
Not to Scale  
04/04/2018





Note:  
 Survey data supplied by applicant. All dimensions in metres.  
 H Denotes Height in metres above Grade.

**TORONTO**  
**Map 2**

**366 -370 Huron Street**

**File # 17 226913 STE 20 0Z**

City of Toronto By-Law 438-86  
 Not to Scale  
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