

Authority: North York Community Council Item NY17.2,
as adopted by City of Toronto Council on September 30
and October 1, 2020

CITY OF TORONTO

Bill 778

BY-LAW -2020

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 340 St. Clements Avenue.

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;

Whereas pursuant to Section 39 of the Planning Act, the Council of the City of Toronto may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the 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 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;
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 outlined by heavy lines to R(f15.0; d0.6)(x91) as shown on Diagram 2 attached this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 91, so that it reads:

(91) Exception R 91

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 340 St. Clements Avenue, a **building, structure** or addition may be constructed or used in compliance with regulations (B) to (T) below;
- (B) Despite clause 10.10.30.10, the minimum required **lot area** is 700 square metres;

- (C) Despite regulation 10.10.30.20(1)(c)(ii)(b), the required minimum **lot frontage** of a **townhouse dwelling unit** fronting directly on a **street** is 5.0 metres;
- (D) The permitted maximum number of **townhouse dwelling units** is 6;
- (E) Despite regulation 10.10.40.1(4) the required minimum width of a **townhouse dwelling unit** is 5.0 metres;
- (F) For the purpose of calculating the height of a **building** or **structure** in this exception, **established grade** is the Canadian Geodetic Datum elevation of 173.02 metres;
- (G) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Avenue Road;
- (H) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,225 square metres;
- (I) Despite regulations 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers followed by the symbol HT shown on Diagram 3 attached to By-law xxxx-2020 **[City Clerks to provide By-law #]**;
- (J) Despite regulations 10.5.40.10(3) and (4) the following may project above the permitted maximum height:
 - (i) Architectural features, awnings, bollards, canopies, chimneys, cornices, columns, lighting fixtures, ornamental elements, parapets, pipes, stacks, vents and window sills a maximum of 1.0 metres; and
 - (ii) Elevator enclosures and overruns, fences, guardrails, mechanical penthouses and other equipment, planters, privacy screens, railings, retaining walls, screens, stair enclosures, trellises, wind projections and window washing equipment a maximum of 2.0 metres.
- (K) Despite regulation 10.5.40.50(4), the floor of the platform at a **front wall** may be no higher than 1.55 metres above **established grade**;
- (L) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70 the required minimum **building setbacks** for all **buildings** or **structures** are shown in metres on Diagram 3 of By-law xxxx-2020 **[City Clerks to provide By-law #]**;
- (M) Despite clause (L) above, clause 10.5.40.60 and regulation 10.5.40.50(2), the following may encroach into the required minimum **building setbacks** as shown on Diagram 3:
 - (i) Architectural features, antenna, bay windows, belt course, box windows, canopies, chimneys, chimney breasts, cornices, columns, dormers, eaves,

lighting fixtures, ornamental elements, parapets, platforms, pipes, sills, satellite dish, vents, and utility equipment a maximum of 1.0 metres;

- (ii) Retaining walls a maximum of 3.0 metres; and
- (iii) Stairs and stair enclosures a maximum of 1.5 metres.
- (N) Regulation 10.10.40.10(6) regarding the height of a main pedestrian entrance does not apply;
- (O) Regulation 10.10.40.30(1) regarding **building depth** does not apply;
- (P) Regulation 10.10.40.80(1) regarding separation does not apply;
- (Q) Despite Clause 10.5.50.10, 160.0 square metres of **soft landscaping** must be provided;
- (R) Despite regulation 10.5.100.1(3), the permitted maximum **driveway** width is 6 metres;
- (S) Despite article 200.5.10, a minimum of six (6) **parking spaces** must be provided for the six (6) **dwelling units** and 0 visitor **parking spaces** are required; and
- (T) Despite any existing or future consent, severance, partition or division of the **lot**, the provisions of this exception apply to the **lot**, as identified on Diagram 1 attached to By-law xxxx-2020 [**City Clerks to provide By-law #**], as if no consent, severance, partition or division occurred.

Prevailing By-laws and Prevailing Sections: None Apply

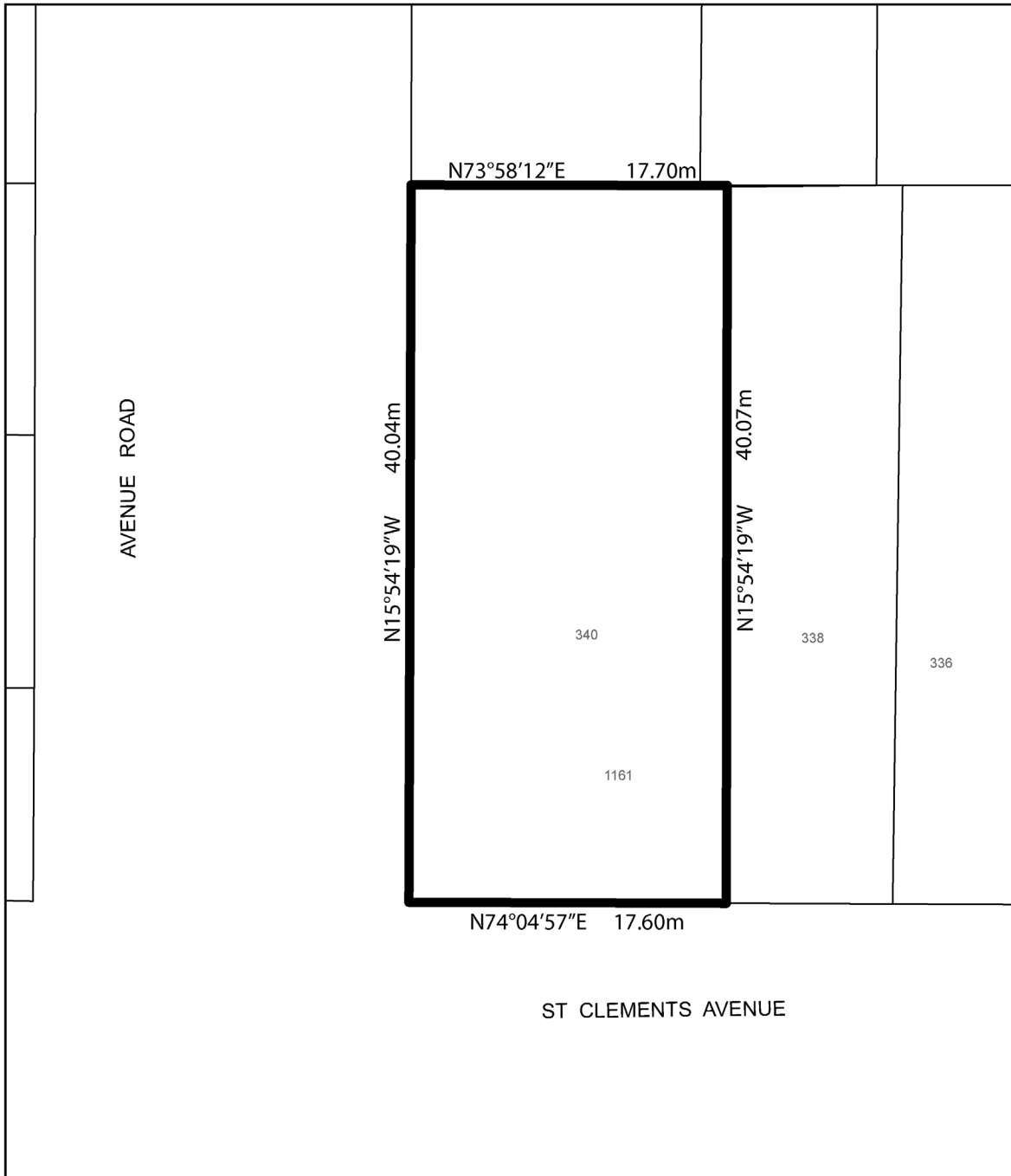
5. On the lands outlined in Diagram 1 attached to this by-law, a temporary sales office is permitted for the purpose of the marketing and sales of the **dwelling units**, for a period of not more than three years from the date this by-law comes into full force and effect.

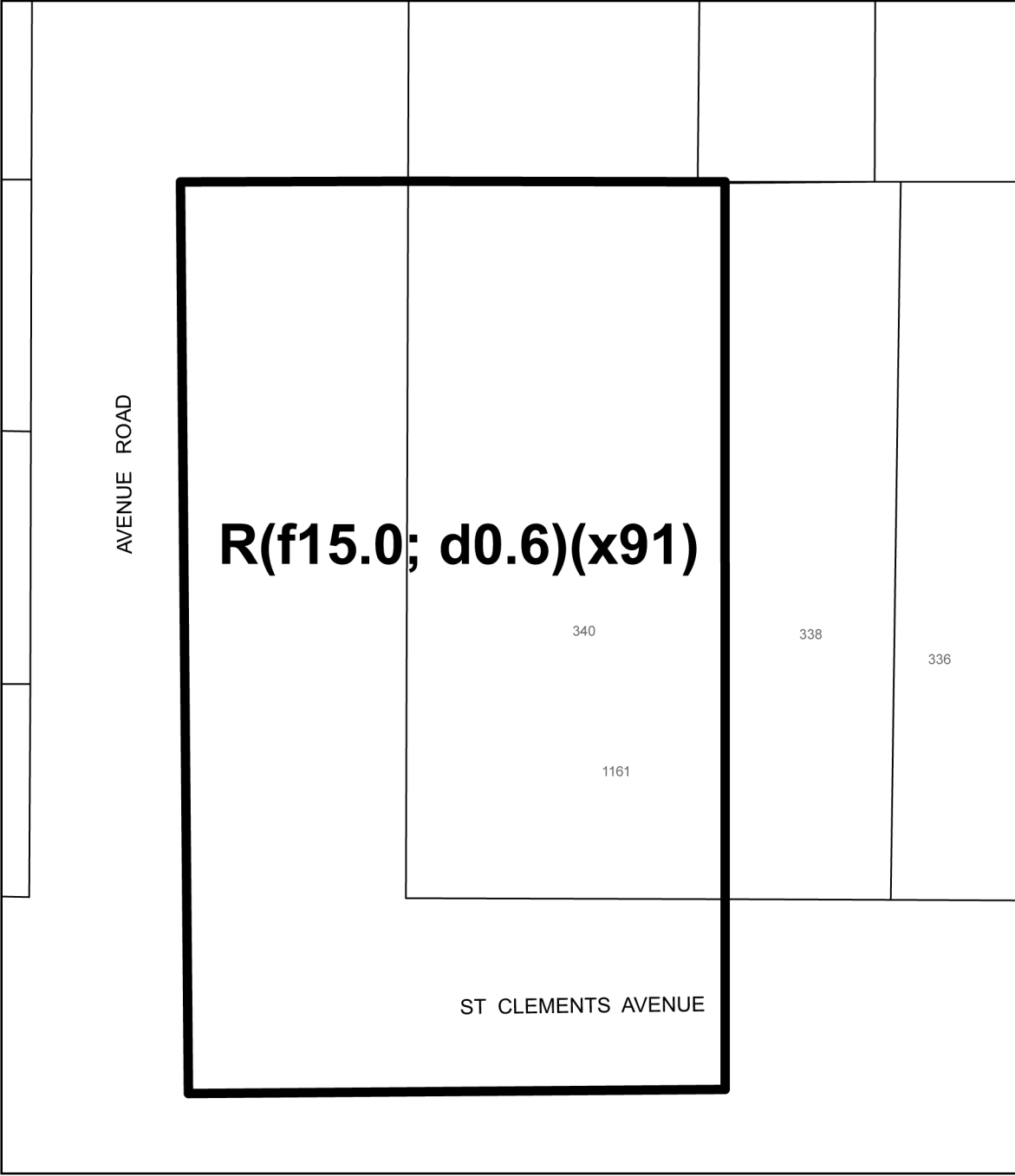
Enacted and passed on October , 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

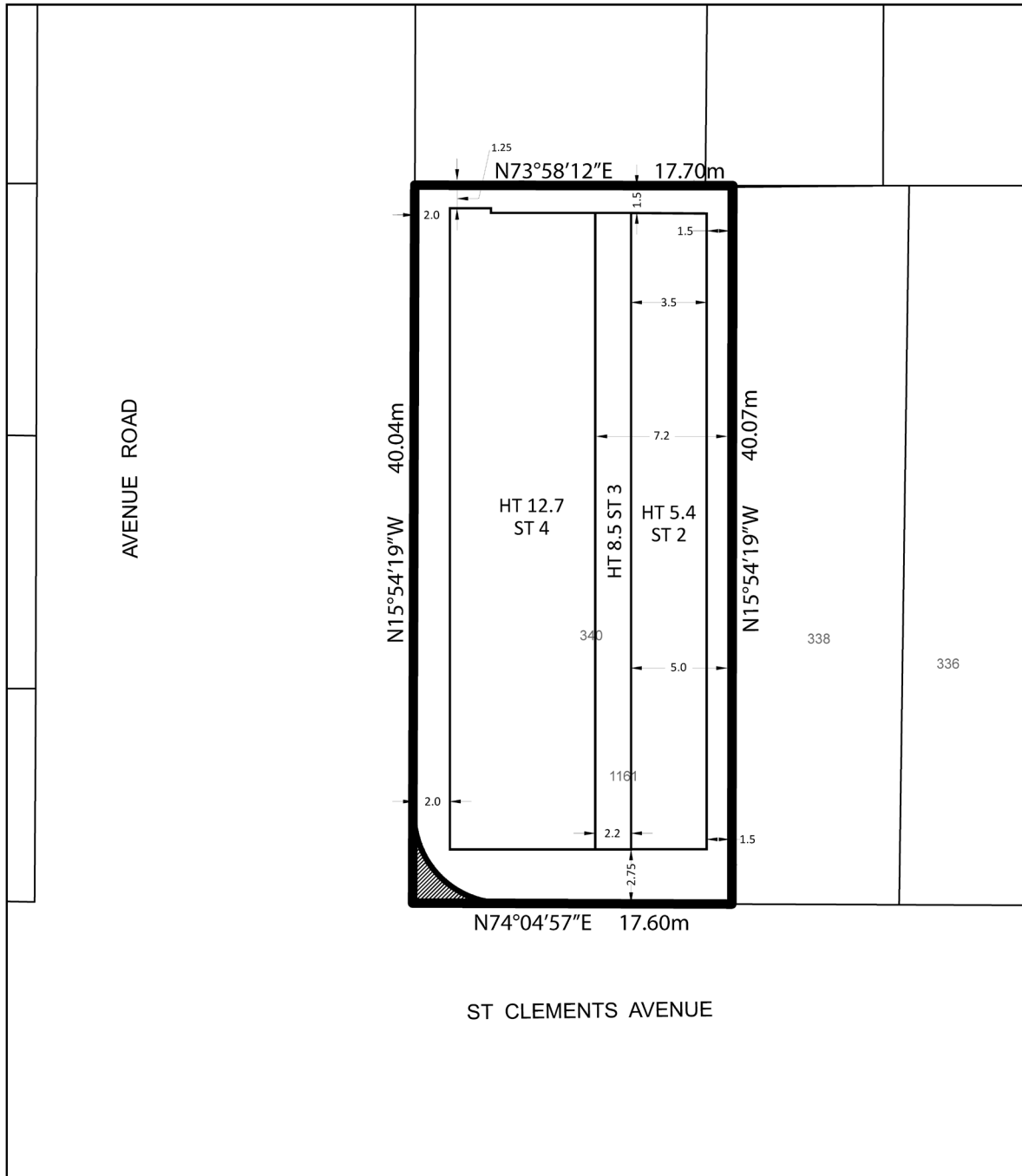




 **TORONTO**
Diagram 2



340 St. Clements Avenue


File # 19 122537 NNY 08 02



340 St. Clements Avenue

File # 19 122537 NNY 08 0Z

-  Area affected by this by-law
-  Area of Road Widening


 City of Toronto By-law 569-2013
 Not to Scale
 06/01/2020