

Authority: Toronto and East York Community Council  
Item TE34.25, as adopted by City of Toronto Council on  
July 19 and 20, 2022

## **CITY OF TORONTO**

### **Bill 780**

### **BY-LAW XXX-2022**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 7 Vanauley Street.**

Whereas Council of the City of Toronto has the authority to 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.
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: R (f16, d2.3, a1248) (x132) 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 the following Policy Area label to these lands: PA 1, as shown on Diagram 6 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law and applying the following height label to these lands: HT 18.5, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law and applying the following storey label to these lands: ST 6, as shown on Diagram 4 attached to this By-law.

7. 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 the following lot coverage label to these lands: 60 percent as shown on Diagram 5 attached to this By-law.
8. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands B 3 as shown on Diagram 7 attached to this By-law.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.[2.10] Exception Number [132] so that it reads:

**(132) Exception R 132**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 7 Vanauley Street, if the requirements of **By-law XXX-2022** are complied with, a **building or structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (P) below;
- (B) Regulation 5.10.40.70 (1) does not apply;
- (C) Regulation 10.5.30.11 (2) does not apply;
- (D) Regulations 10.5.30.40 (1) and (2) do not apply;
- (E) Despite Regulation 10.5.40.10 (1), the height of a **building or structure** is the distance between Canadian Geodetic Datum elevation of 93.07 metres and the highest point of the **building or structure**;
- (F) Regulations 10.5.40.20 (1) and (2) do not apply;
- (G) Regulation 10.5.40.60 does not apply;
- (H) Regulation 10.5.40.70 (2) does not apply;
- (I) Regulation 10.5.40.71 does not apply;
- (J) Regulation 10.5.50.10 (4) (5) does not apply;
- (K) Regulation 10.5.60.20 (1) (2) (3) (4) does not apply;
- (L) Despite Regulations 10.10.20.100 (5), Section 150.15.20.1 (1) and (2) does not apply;

- (M) Despite Regulations 10.5.40.71 (2), (6), and Clause 10.10.40.70, the required minimum building setbacks are as shown in metres on Diagram 3 of **By-law XXX-2022**;
- (N) Regulation 10.10.40.81 (2) shall not apply;
- (O) Despite Regulation 150.15.80.1(1), 200.5.1, and Table 200.5.10.1, **vehicle parking spaces** are not required; and
- (P) Despite Regulation 230.5.10.1 (1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:
  - i. A minimum of 38 total **bicycle parking spaces** for the lands.

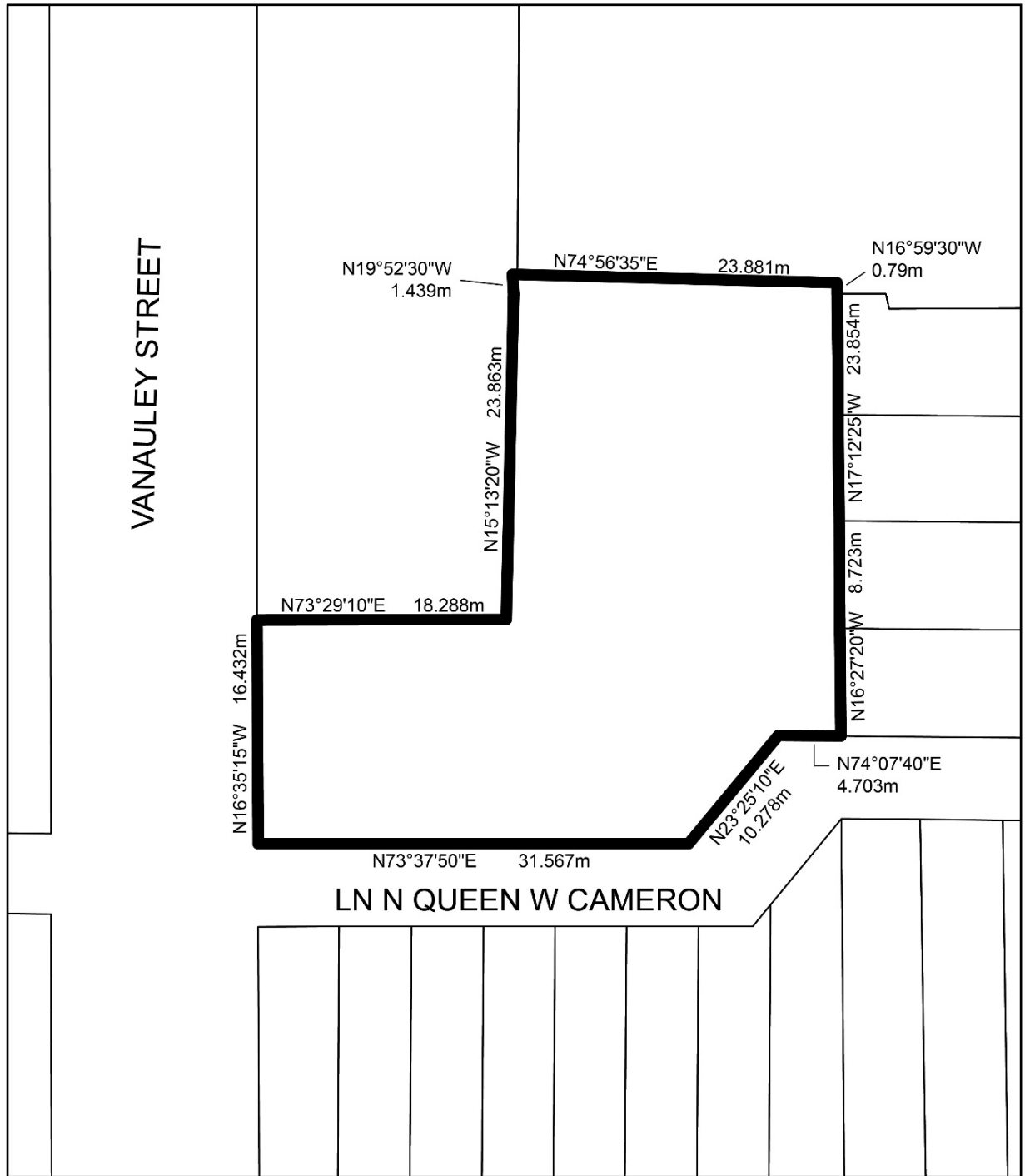
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July XX, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

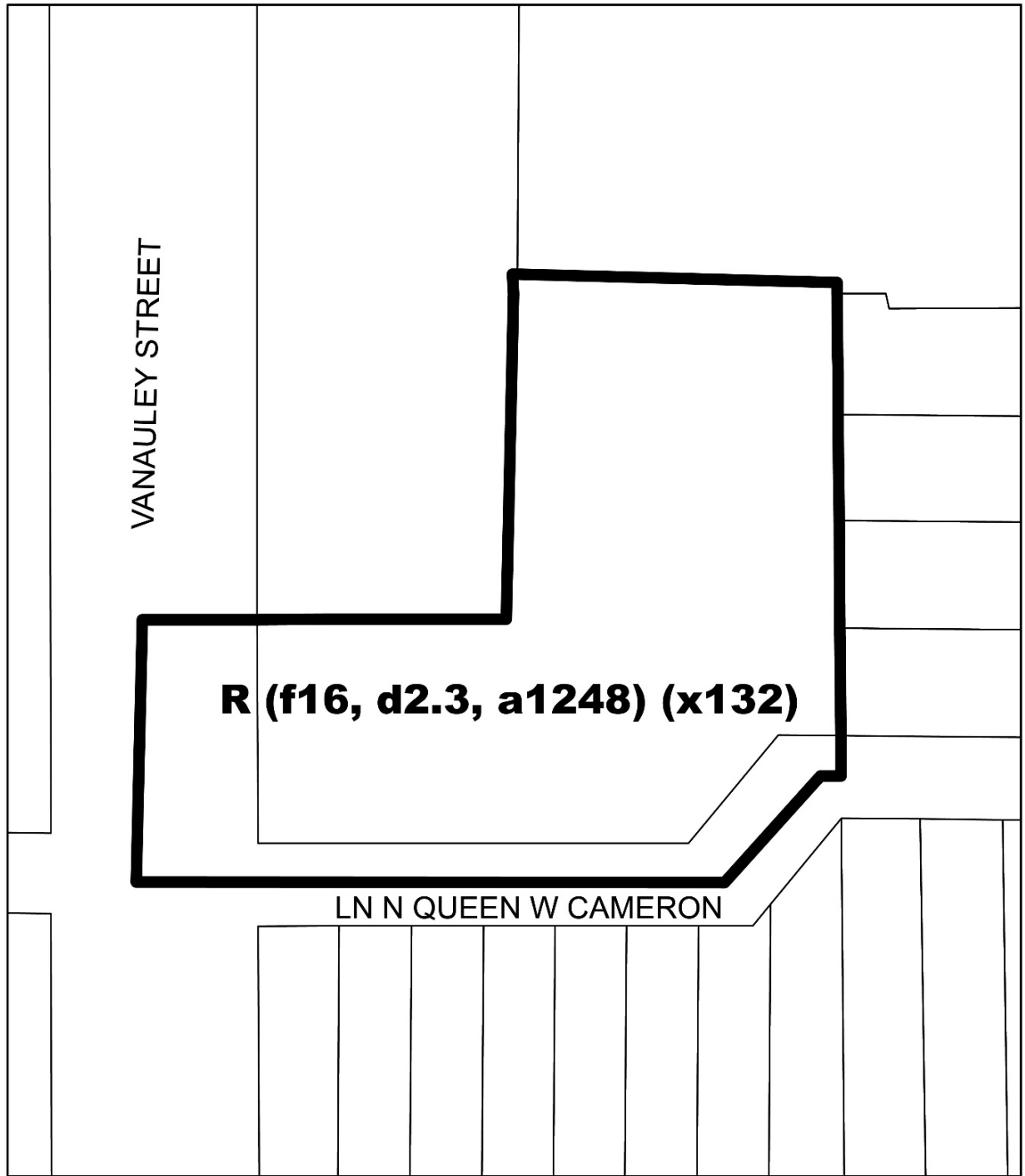
(Seal of the City)



 **TORONTO**  
Diagram 1

**7 Vanauley Street**

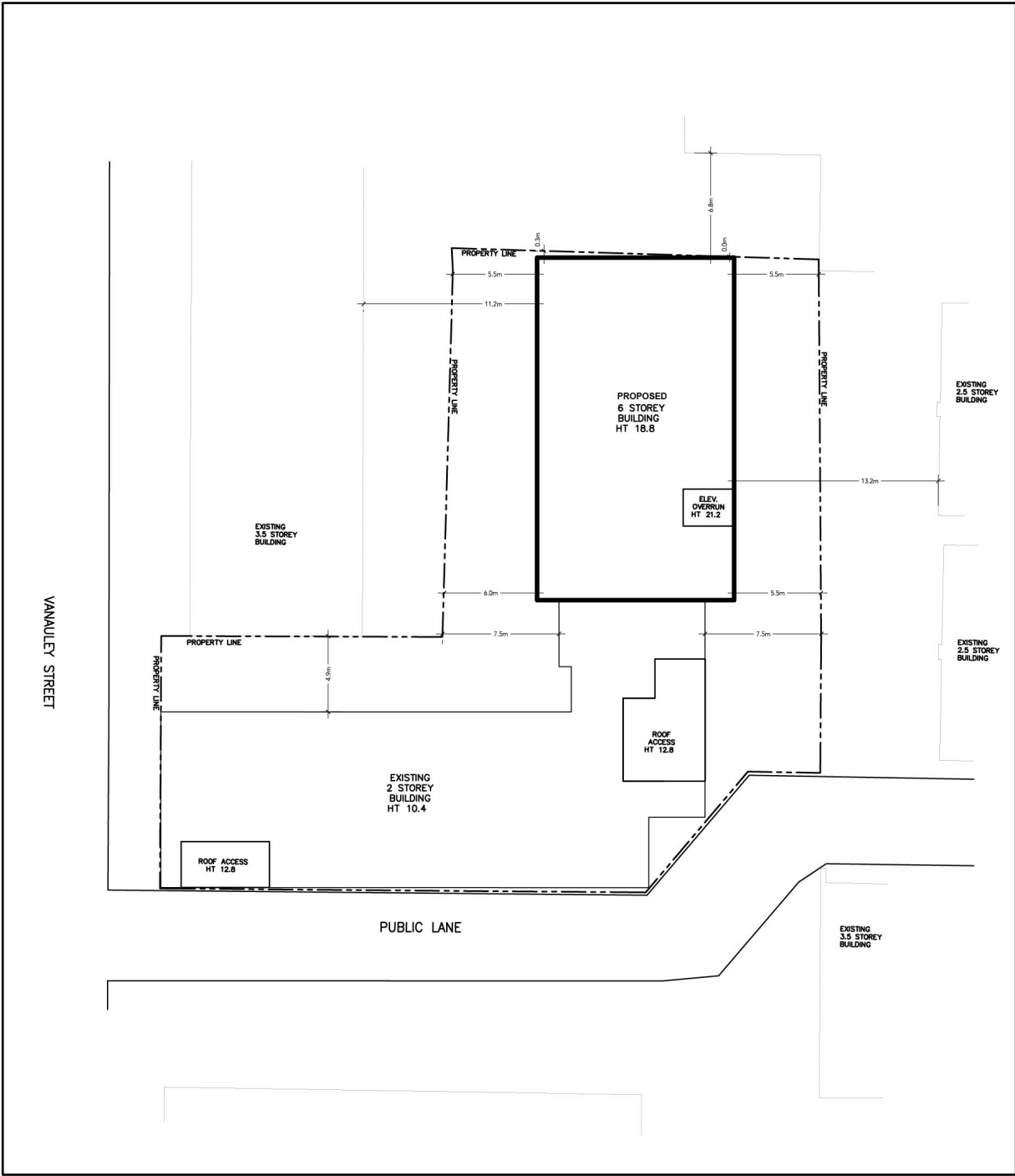
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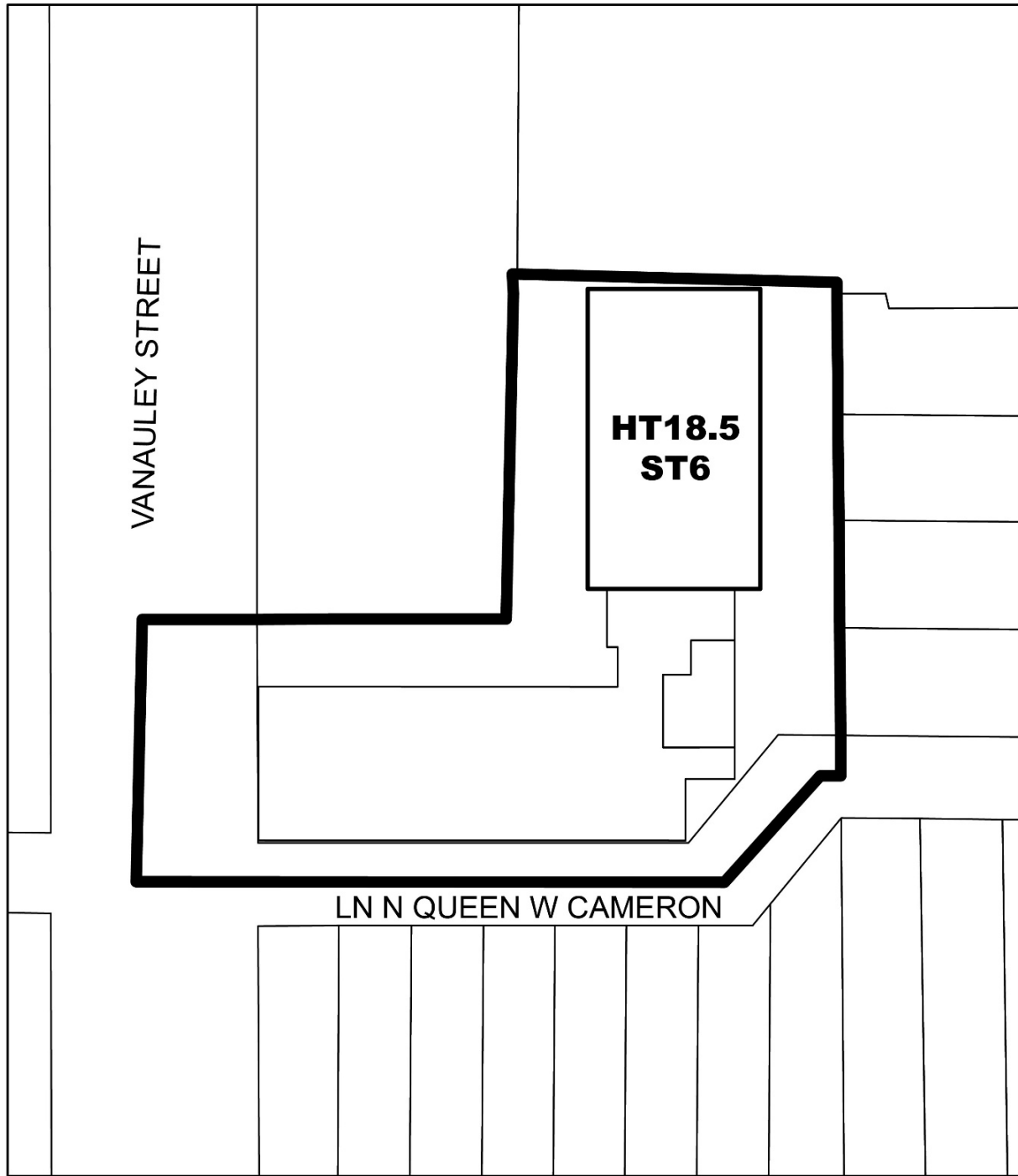


 **TORONTO**  
Diagram 2

**7 Vanauley Street**

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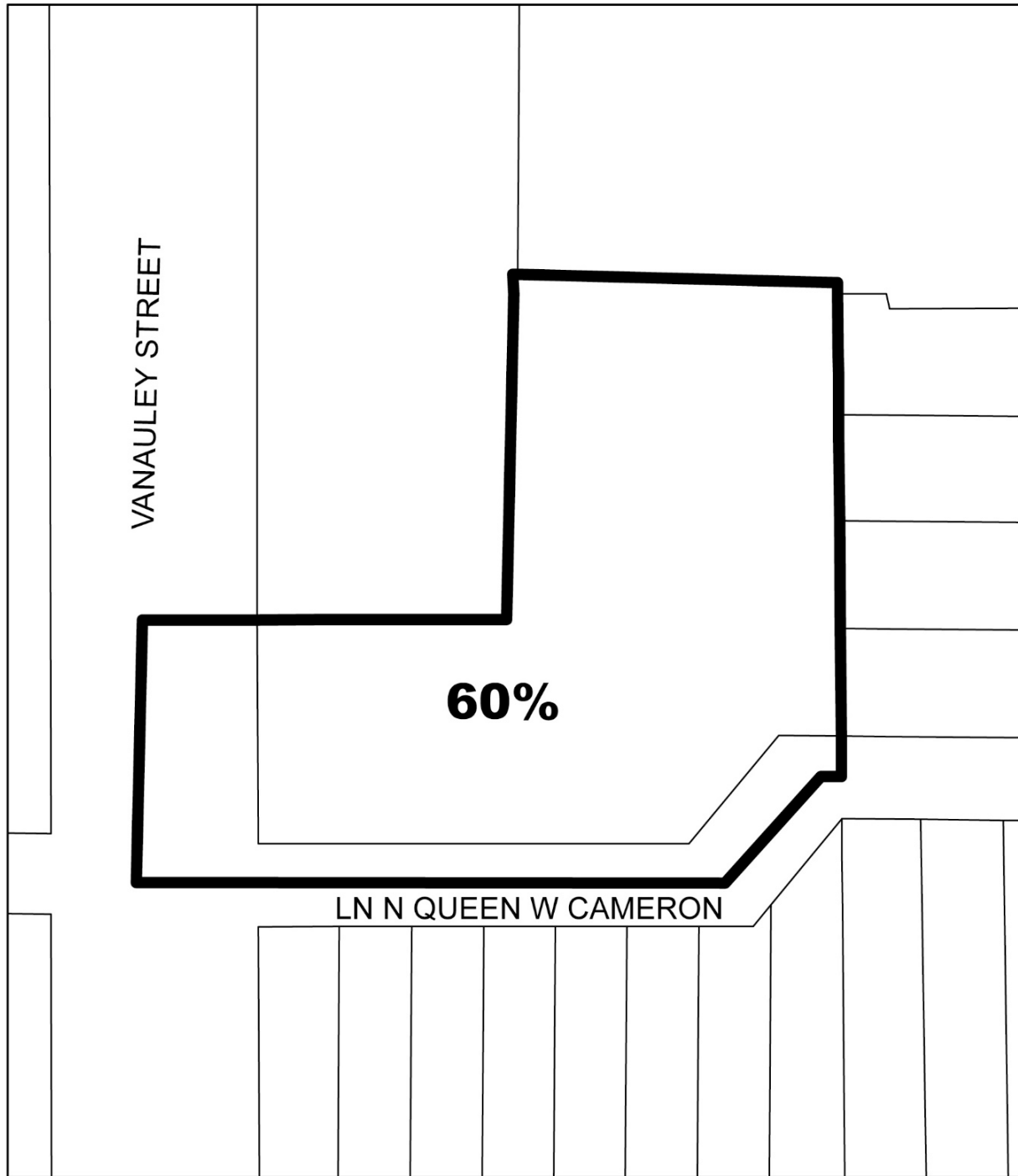




 **TORONTO**  
Diagram 4

**7 Vanauley Street**

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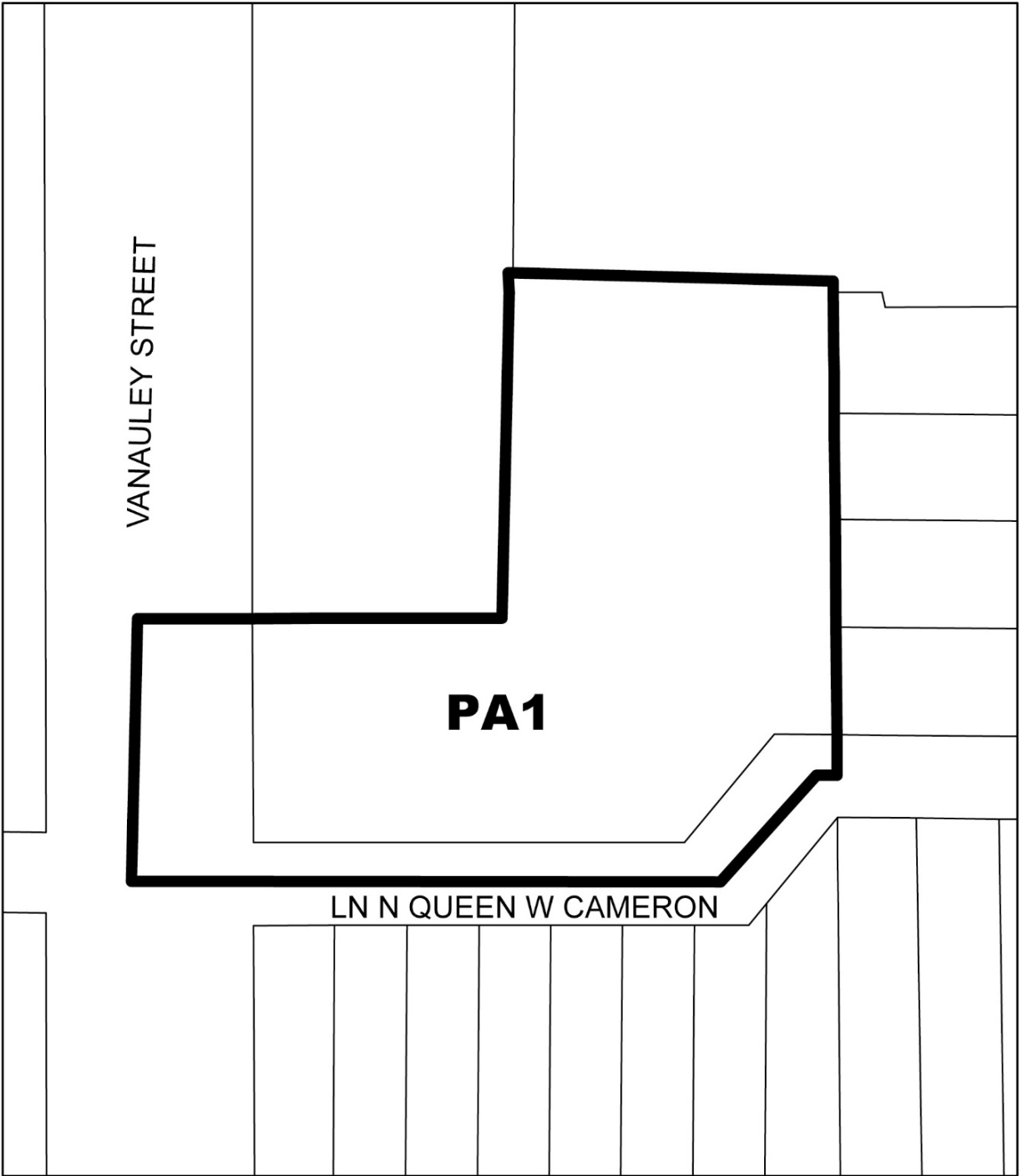


 **TORONTO**  
Diagram 5

**7 Vanauley Street**

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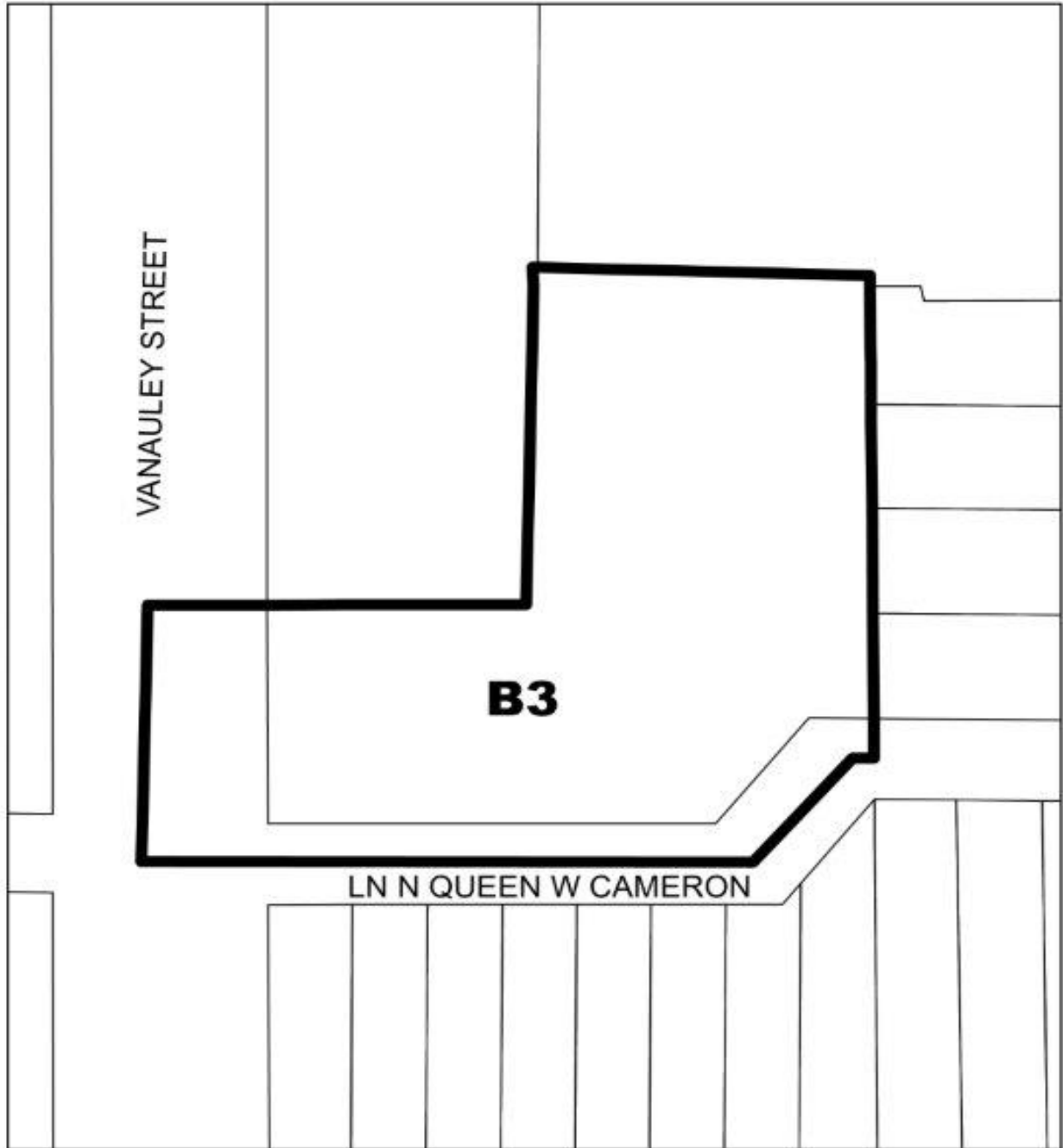




 **TORONTO**  
Diagram 6

**7 Vanauley Street**

File # 21 195997 STE 10 0Z



 **TORONTO**  
Diagram 7

7 Vanauley Street

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