

Authority: Toronto and East York Community Council
Item TE34.41, as adopted by City of Toronto Council on
July 19 and 20, 2022

CITY OF TORONTO

Bill 875

BY-LAW -2022

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2021 as 661 and 663-665 Huron 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. Except as otherwise provided herein, the provisions of By-law 438-86, as amended shall continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definition of "*grade*", "*height*", "*residential gross floor area*" and "*lot*", Section 4(2), Section 6(3) PART I, 6(3) PART II, 6(3) PART III, 6(3) Part IV and 6(3) PART IX 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 land and other matters relating to buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of the lands known municipally as 661 and 663-665 Huron Street for up to six row houses and accessory uses thereto, provided:
 - (a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached hereto;
 - (b) The total *residential gross floor area* of the new building, consisting of up to six row houses shown as Building C, erected on the lands shown on Map 2 does not exceed 508 square metres;
 - (c) The minimum separation distance between the new building, shown as Building C, and the existing buildings is 5.5 metres;
 - (d) The *height* of any building or structure, shown as Building C, or portion thereof, does not exceed a maximum height on Map 2, attached hereto;
 - (e) Despite (d) above, the following building elements, structures and projections are permitted to exceed the maximum heights by 1.5 metres:

- i. Chimneys, elevator enclosures and overruns, fences, guardrails, mechanical penthouses, parapets, privacy screens, railings, retaining walls, roof fascias, screens, soffits, stacks, stairs, stair enclosures, terraces, trellises, and their associated structures, vents, walkways, wheel chair ramps, and wind protection, and window sills.
 - (f) No portion of any building or structure, shown as Building C, shall extend beyond the solid lines delineating the building envelope on Map 2 attached hereto;
 - (g) Despite (f) above, the following building elements, structures and projections are permitted to encroach beyond the heavy lines by 2.2 metres:
 - i. Balconies, canopies, chimneys, columns, eaves, lighting fixtures, mechanical penthouses, ornamental elements, , platforms, privacy screens, stairs, stair enclosures, terraces, trellises, and their associated structures, vents, walkways, wheel chair ramps, and wind protection, and window sills; and
 - ii. Despite (g)i. above, no encroachment shall be permitted on the north and south side of Building C.
 - (h) A minimum *landscaped* open space on the lot shall be no less than 180 square metres;
3. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law 438-86, as amended, except that the following definitions shall apply:
- (a) *Grade* means 121.00 metres Canadian Geodetic Datum;
 - (b) *Height* means the vertical distance between *grade* and the highest point of the roof, building or structure, exclusive of any elements described in 2(f)(i) herein;
 - (c) *Lot* means those lands outlined on Map 1 attached hereto;
 - (d) *Residential gross floor area* means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level and may be reduced by:
 - i. the floor area of the basement;
 - ii. the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 10 percent of the permitted maximum gross floor area for the building;
 - iii. area for a maximum of one parking space per dwelling unit in the building; and

- iv. in addition to (iii) above, the area used for one additional parking space in a detached house on a lot with a lot frontage of more than 12.0 metres.
4. 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:
- (a) 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
 - (b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
5. Notwithstanding any severance, division, or conveyance of the *lot* subject to the exception, the regulations of this exception shall continue to apply to the whole of the *lot*.

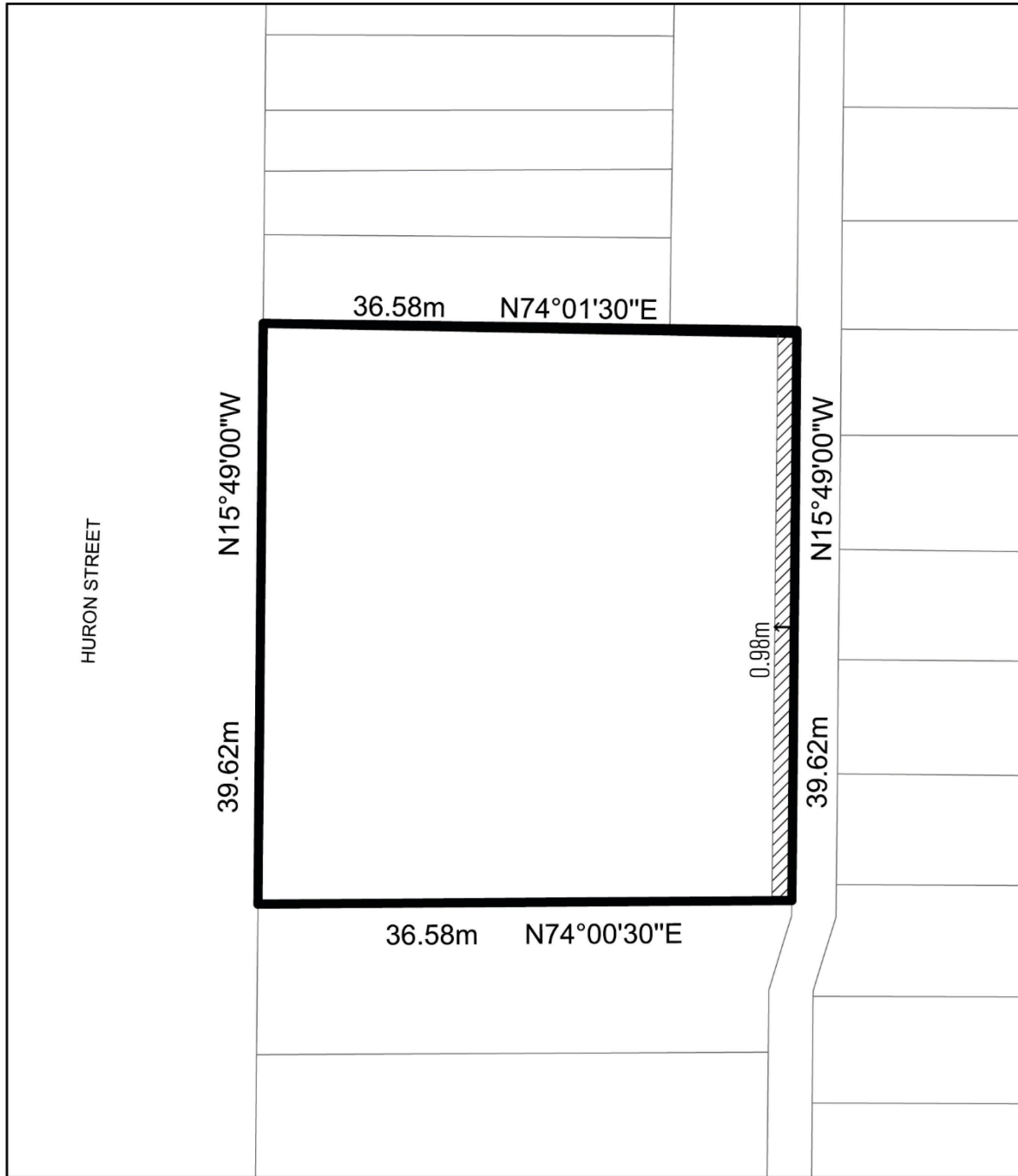
Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Map 1




 **TORONTO**
Map 1

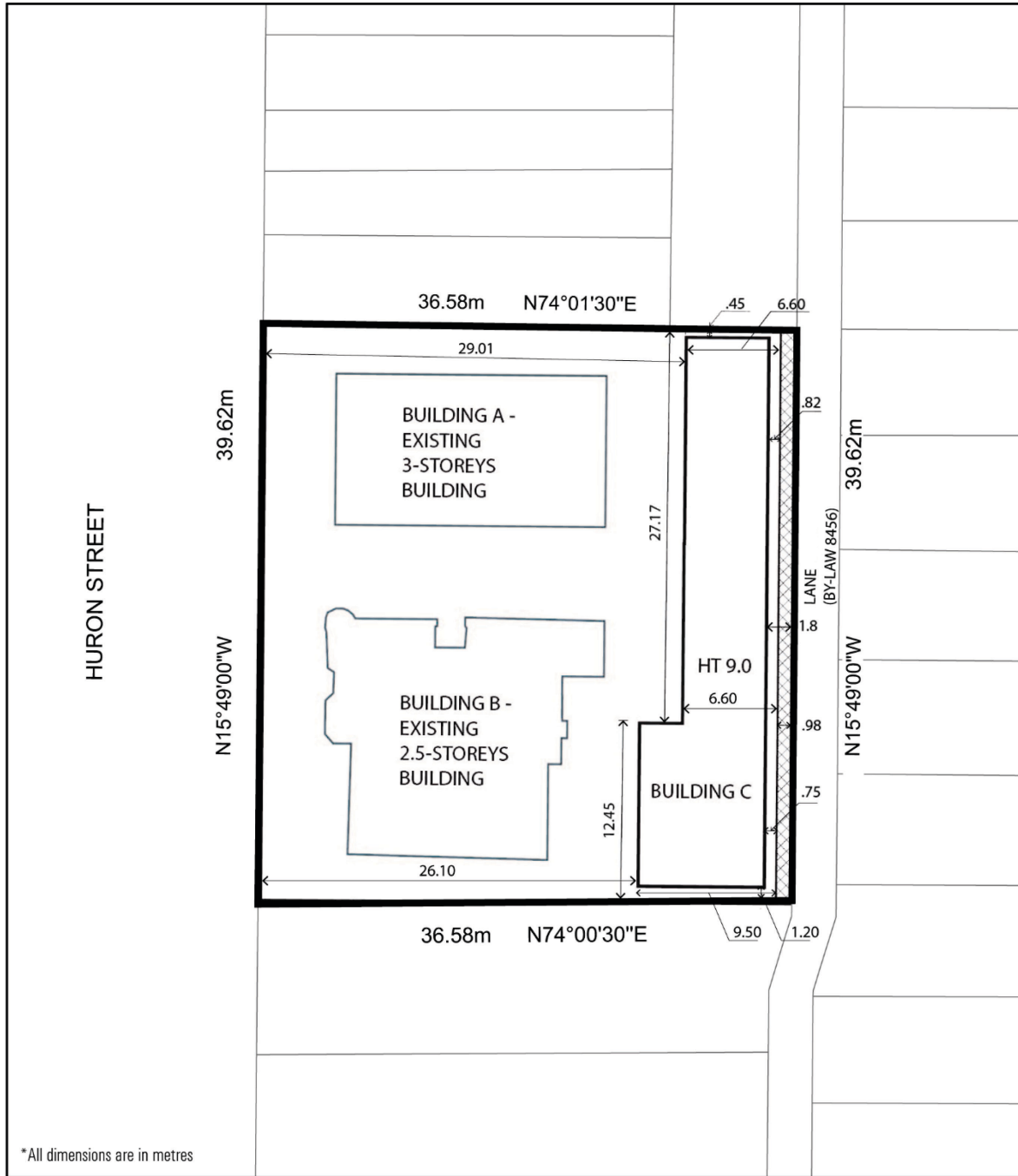
661 & 663-665 Huron Street

File # 19 252606 STE 11 OZ

 0.98m Lane Widening


City of Toronto By-law 438-86
Not to Scale
06/16/2022

Map 2



*All dimensions are in metres



661 & 663-665 Huron Street

File # 19 252606 STE 11 OZ

 0.98m Lane Widening