

Authority: Toronto and East York Community Council Item 35.8,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: July 8, 2010

CITY OF TORONTO

BY-LAW No. 840-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 169 and 175 Jones Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2009 as 169 and 175 Jones Avenue; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to the definition of an "*apartment building*" and of Sections 4(2)(a), 4(12), 4(14) (a), 6(1)(a), 6(3) PART I 1, 6(3) PART II 4 and 6(3) PART II 3, 6(3) Part II 5 (1), and Section 6 (3) Part III 1 (a) of Zoning By-law No. 438-86, 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 lands 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 an addition to and the conversion and renovation of the *existing place of worship* to a *residential building* on the lands delineated by heavy lines on the attached Map 1 provided:
 - (a) The *lot* consists of those lands delineated by the heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) No portion of any above grade building or structure to be erected or used on the *lot* shall extend beyond the building envelope delineated by the heavy lines on Map 2 attached to and forming part of this by-law; except the following:
 - (i) eaves and cornices shall be permitted to project no more than 0.45 metres beyond the heavy lines on Map 2; and
 - (ii) outdoor terraces/balconies as shown on Map 2.
 - (c) The *height* of the building on the *lot* shall not exceed the maximum *height* of 12.75 metres; except the following:
 - (i) decorative steeple, or mechanical penthouse shall be permitted to project beyond the *height* permitted provided the *height* of the decorative steeple or mechanical penthouse does not exceed 2.0 metres;

- (d) A maximum of 39 *dwelling units* shall be permitted on the *lot*; of which no more than 19 units shall be contained in the *existing place of worship* to be converted into a *residential building* and not more than 20 units shall be contained in the addition to the *existing place of worship*;
- (e) The maximum permitted *residential gross floor area* above and below grade on the *lot* shall not exceed 3,300 square metres;
- (f) A *loading space – type G* is provided in accordance with Section 4(6)(c) of By-law No. 438-86 with access from the rear public lane;
- (g) *Parking spaces* on the *lot* shall be provided in accordance with the following minimum ratios;

Bachelor Units	0.3 spaces per unit
1-bedroom Units	0.7 spaces per unit
2-bedroom Units	1.0 spaces per unit
3+bedroom Units	1.2 spaces per unit
Visitors	0.12 spaces per unit
- (h) Notwithstanding Section (g) above, a minimum of 33 *parking spaces* shall be provided on the *lot*. Of these, 5 *parking spaces* shall be reserved for visitors and 1 *parking space* shall be a *car-share parking space*. *Parking spaces* for visitors and the *car-share parking space* shall be outdoors and be reserved and signed for the exclusive use of visitors or *car-share parking space* as appropriate;
- (i) Ingress and egress to and from the underground *parking spaces* shall be provided by an unobstructed ramp having direct access to Peyton Lane and having a minimum width of 5.5 metres for two-way operation;
- (j) A minimum of 47 *bicycle parking spaces* shall be provided on the *lot*. Of these, 39 shall be *bicycle parking spaces - occupants* and 8 shall be *bicycle parking spaces - visitor*;
- (k) The landscaped open space to be provided on the lot shall be no less than 855 square metres of which 245 square metres of outdoor *residential amenity space* shall be provided in a consolidated area adjacent to Jones Avenue;
- (l) A minimum of 75.3 square metres of indoor *residential amenity space* shall be provided within the building in a multi-purpose room containing a kitchen and a washroom;
- (m) The indoor and outdoor *residential amenity space* shall be provided in accordance with Section 4(12) of By-law No. 438-86 except that the outdoor *residential amenity space* shall not be required to be adjoining or directly accessible from the indoor *residential amenity space*;

2. For the purposes of this by-law all words, terms and phrases appearing in italics shall have the same meaning as they have for the purpose of the aforesaid By-law No. 438-86, as amended, except as herein provided:
- (a) The term *car-share parking space* means a *parking space* exclusively reserved and signed for the parking of a *car-share motor vehicle*. A *car-share parking space* shall meet the By-law No. 438-86 definition for a *parking space*.
 - (b) The term *car-share motor vehicle* means a motor vehicle available for short term rental, including an option for hourly rental, for the use of at least the occupants of the building on the *lot*.
 - (c) The term *existing place of worship* means the church existing on the *lot* on and prior to May 1, 2010.
3. Despite any existing or future severance, partition, or division of the *lot*, the provisions of this by-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
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.

ENACTED AND PASSED this 8th day of July, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



