

Authority: North York Community Council Item NY21.35, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

## CITY OF TORONTO

### BY-LAW 818-2017

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 713, 715, 717, 719, 721 and 723 Lawrence Avenue West.**

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; 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RM (f 130, a4000, u84) (x36) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Policy Areas Overlay Map in Section 995.10.1 for the lands subject to this By-law by adding the lands subject to this By-law to PA 4, as shown on Diagram 3 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, from a height and storey label of HT 10.0, ST 2 and HT 10.5, ST 3, to HT 11, ST 4 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 33 percent and 35 percent to 44 percent as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.6.10. Exception Number 36 so that it reads:

#### **Exception RM 36**

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) Despite regulation 10.5.40.10 (1), the height of a **building** or **structure** on the lands is measured as the vertical distance between Canadian Geodetic Datum elevation of 180.3 metres and the highest point of the **building** or **structure**;
- (B) Despite regulation 10.5.40.10 the following **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** as follows:
  - i. Parapets to a maximum of 1.5 metres; and
  - ii. Guardrails and privacy screens to a maximum of 1.8 metres;
- (C) Despite regulation 10.5.40.10 (3), the following equipment and **structures** on the roof of a **building** may exceed the permitted maximum height for that **building** by 3.0 metres:
  - i. equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - ii. **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, and maintenances equipment storage; and
- (D) Despite Height Overlay Map in Section 995.20.1, as amended, no **building** or **structure** on the lands may penetrate a 45 degree **angular** plane projected over the **lot** from a line that is 7.5 metres from the **rear lot line** and 10.5 metres above the average elevation of the ground along the **rear lot line**;
- (E) Despite the regulation 10.5.50.10 (4), the minimum required **landscaping** area is 1950.0 square metres; a minimum of 500.0 square metres of the required **landscaping** must be soft **landscaping**;
- (F) Despite the regulations 10.80.40.70 (1), (2), and (3) the **minimum building setbacks** are shown on Diagram 6 of By-law 818-2017;
- (G) Despite (F) above, the **building setbacks** for an underground **parking garage** may be 0.0 metres;
- (H) Despite (G) above, the following **building** elements and **structures** may encroach into a required **building setback** as follows:
  - i. a window well into the required **side yard setback** 2 metres;
  - ii. a canopy to within 0.0 metres from the front **lot line**;
  - iii. an exterior stairway, to within 0.0 metres from the front **lot line**; and

- iv. a porch to within 0.0 metres from the front **lot line**;
- (I) Despite regulation 10.5.40.60 1(F) (ii) a balcony may encroach into the required **minimum side yard setback** a maximum of 1.5 metres if the side yard does not abut a street;
- (J) The permitted maximum **gross floor area** is 6550.0 square metres;
- (K) At least 168.0 square metres of indoor **amenity space** must be provided on the lands; and
- (L) Despite the regulation 230.5.1.10 (11) these lands are subject to Bicycle Zone 2.

Prevailing By-laws and Prevailing Sections:

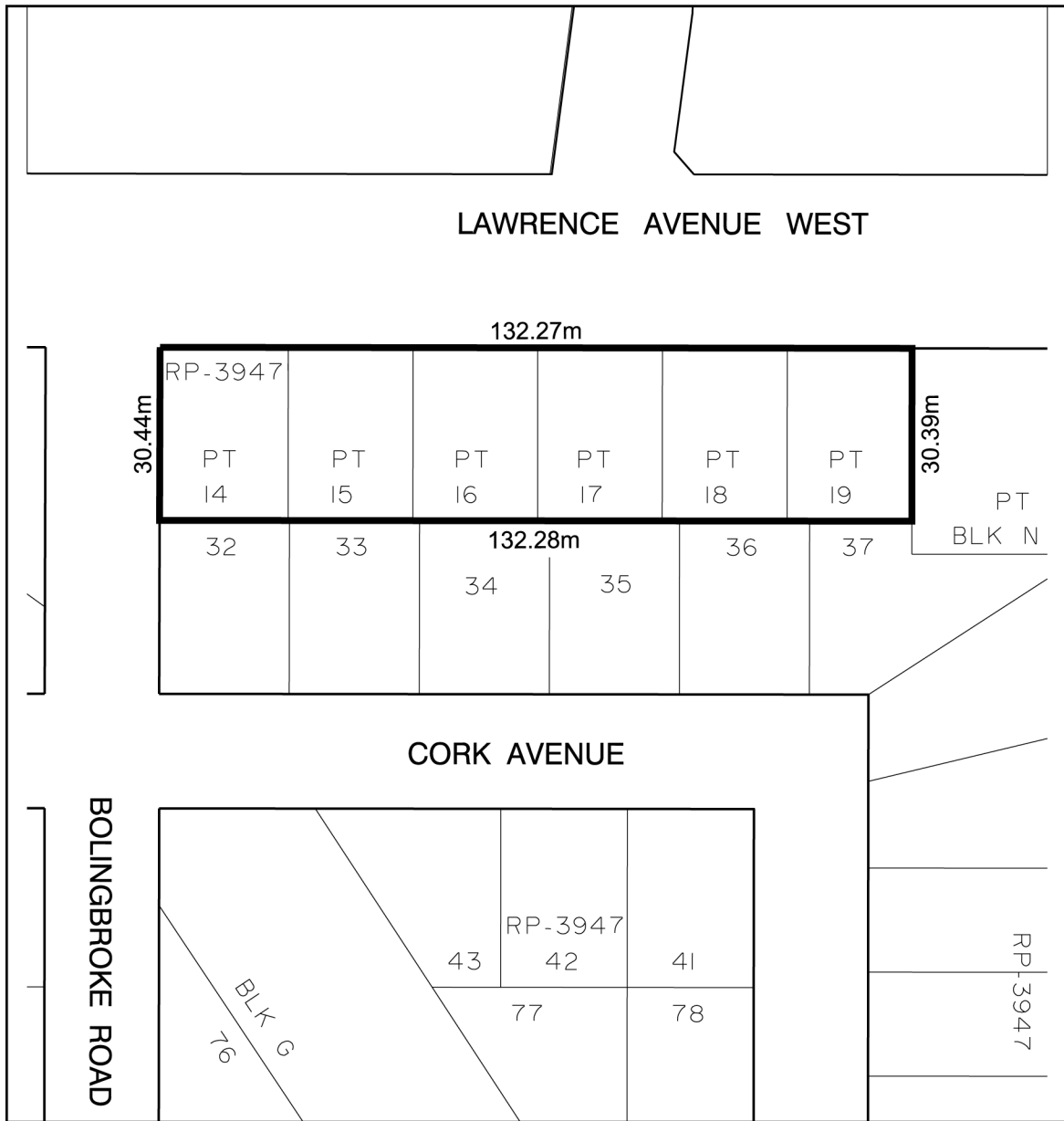
- (A) Schedule 'D' Airport Hazard Map from City of North York zoning By-law 7625.

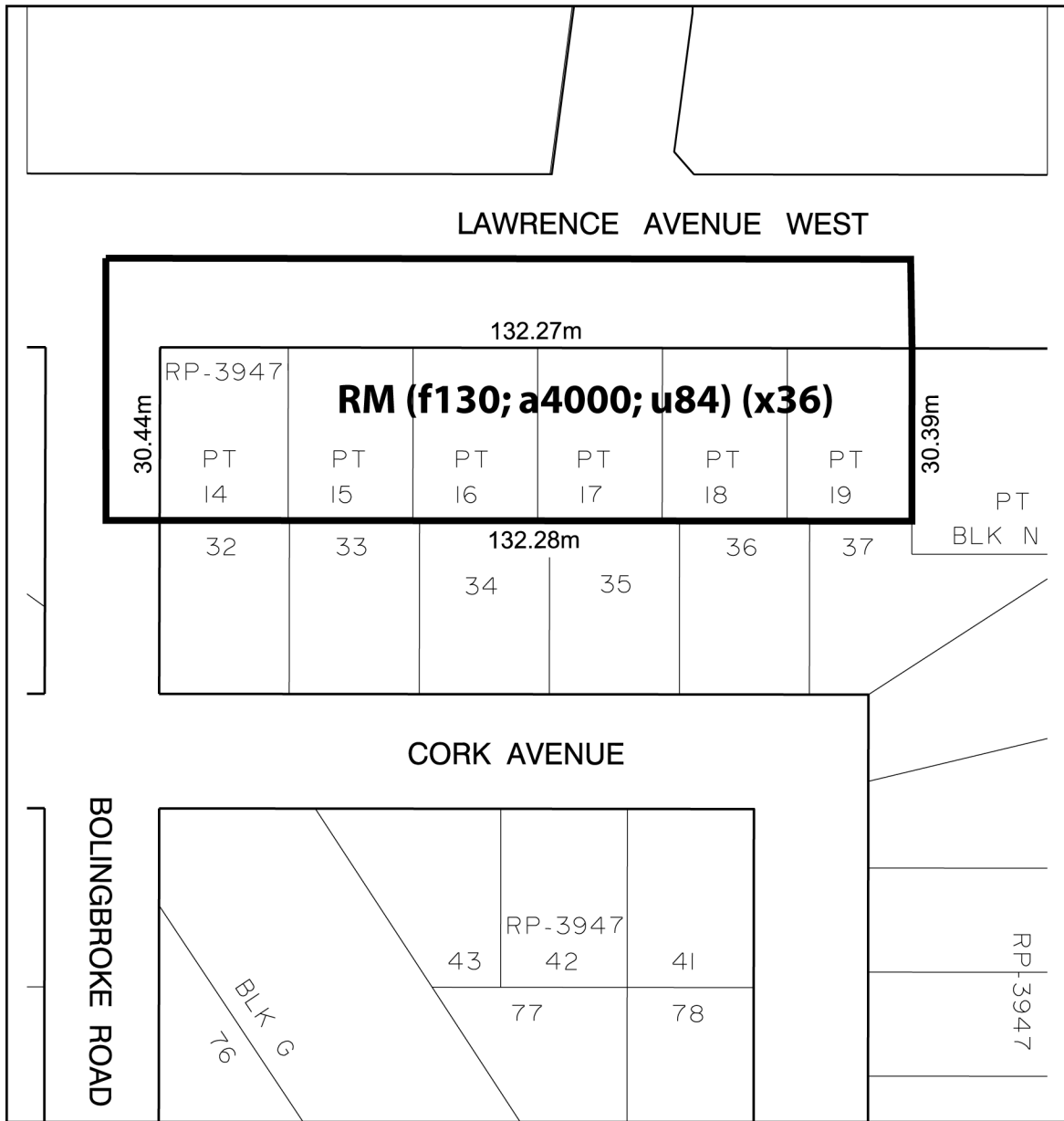
Enacted and passed on July 7, 2017.

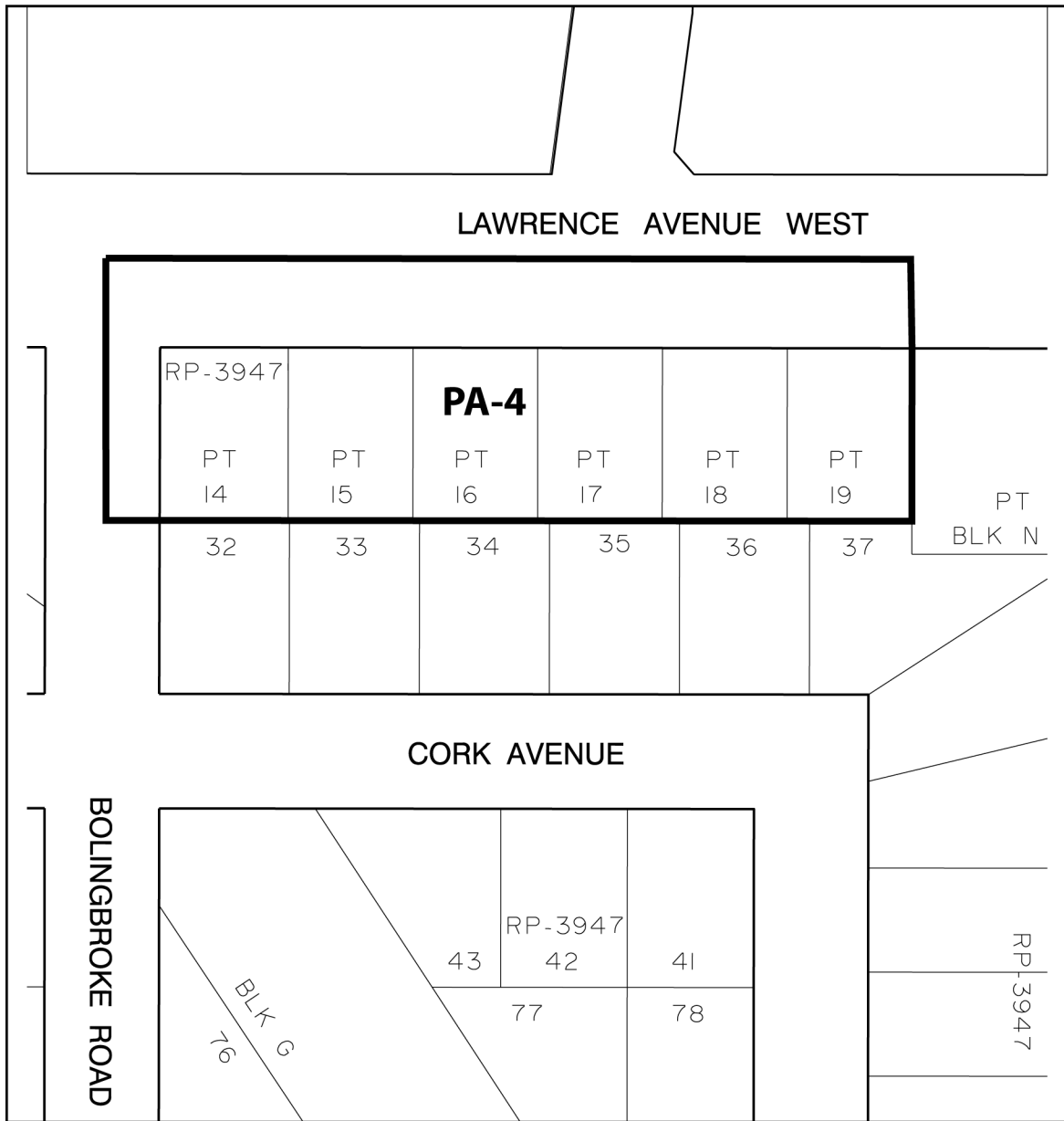
Frances Nunziata,  
Speaker

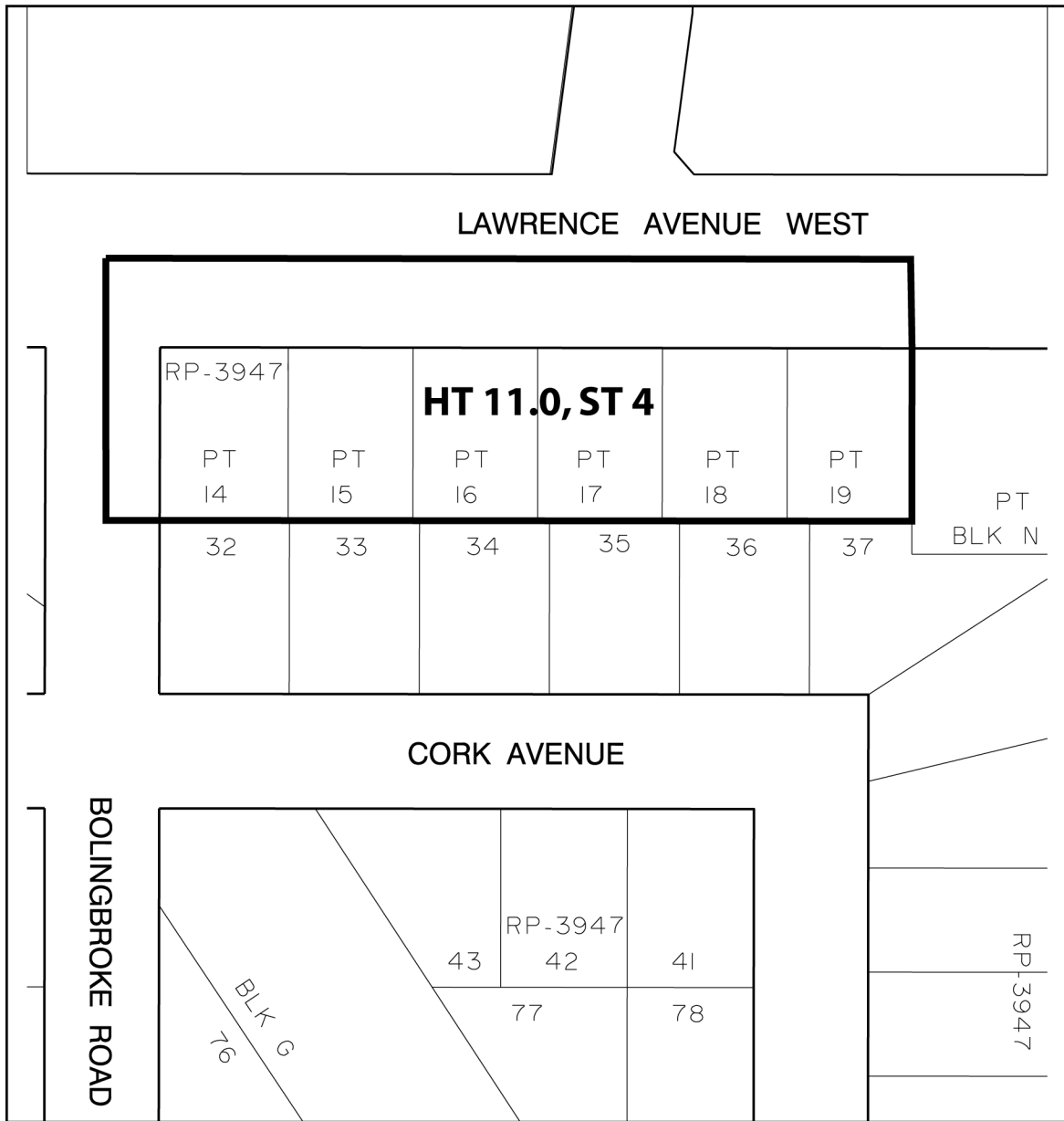
Ulli S. Watkiss,  
City Clerk

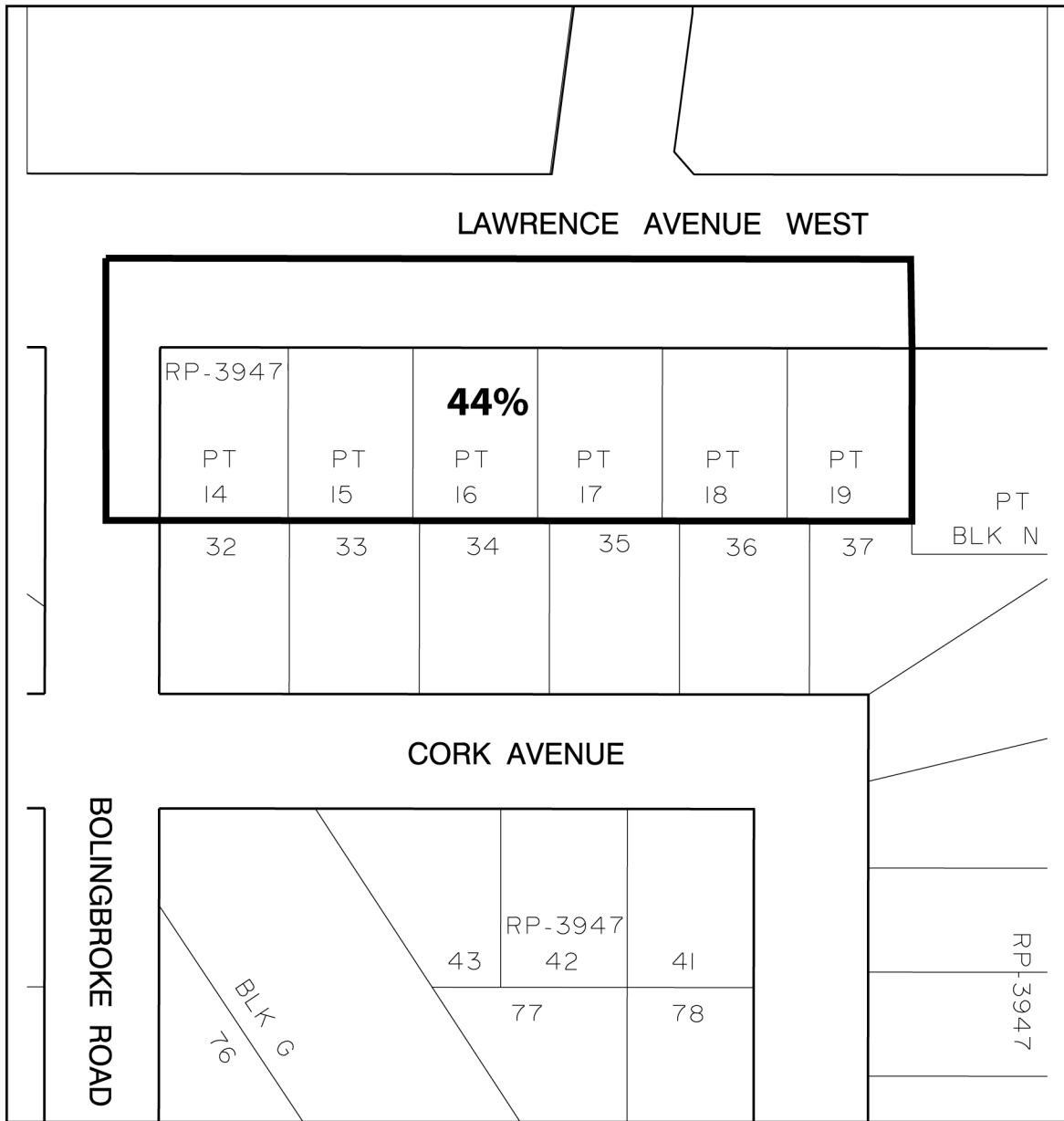
(Seal of the City)



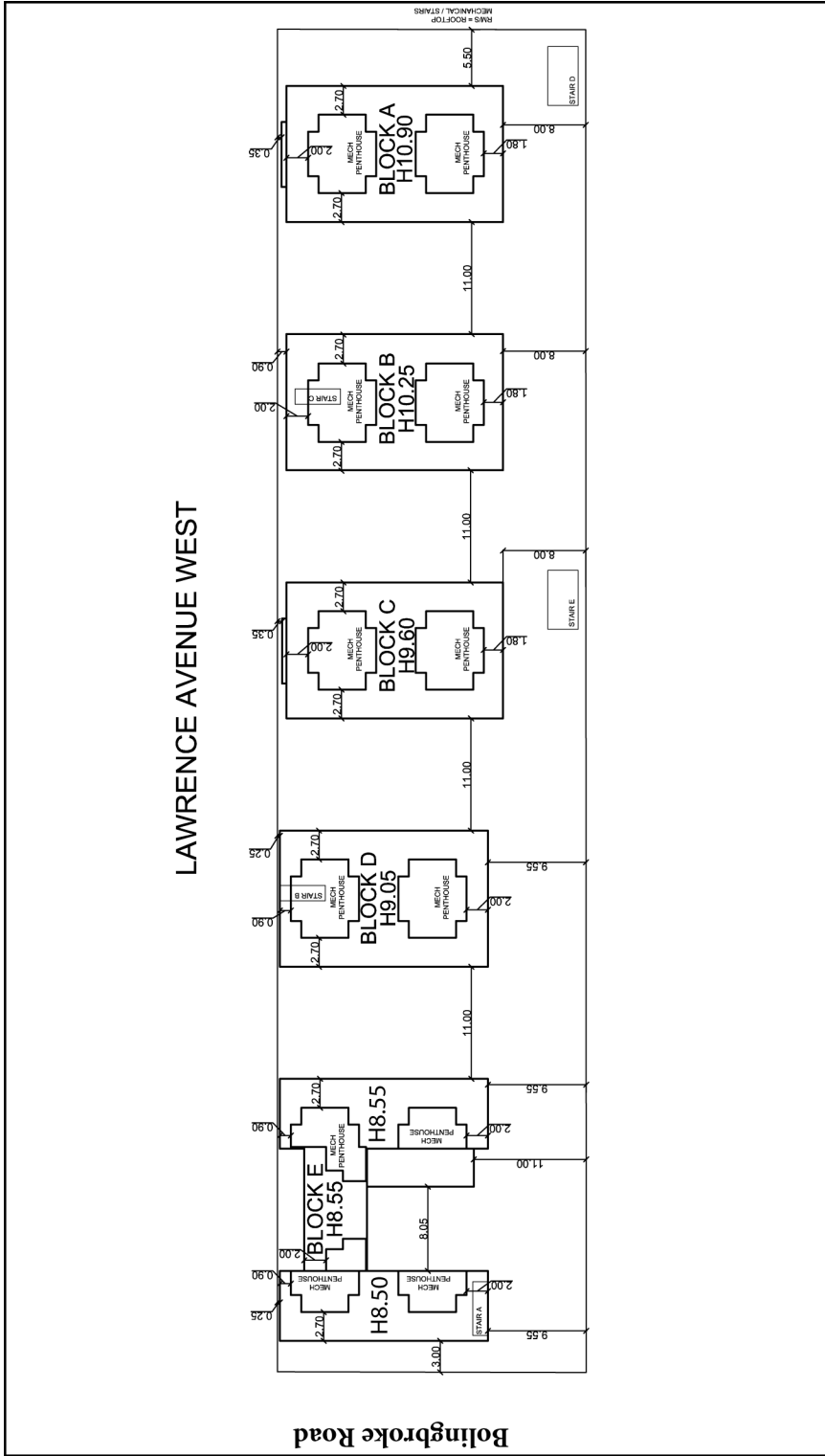












713-723 Lawrence Avenue West

File # 15 175970 NNY 15 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
24/01/2017