

Authority: Toronto East York Community Council  
Item TE26.7, as adopted by City of Toronto Council on  
July 14, 15 and 16, 2021

## CITY OF TORONTO

### BY-LAW 776-2021

**To amend By-law 108-2017 and Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 350 Vaughan Road.**

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; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto hereby 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 108-2017 and Zoning By-law 569-2013, as amended, is further amended by amending and replacing article 900.6.10 Exception Numbers 243 so that it reads:

**Exception RM 243**

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

- (A) On 350 Vaughan Road, if the requirements of Section 4 and Schedule A of By-law 776-2021 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Sections (B) to (W) below;
- (B) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.1(2), a maximum of 3 **dwelling units** are permitted in **detached houses**;
- (C) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.1(2), a maximum of 6 **dwelling units** are permitted in **detached houses** or **semi-detached houses**;
- (D) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.40(1) the permitted maximum **gross floor area** is 570 square metres;
- (E) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.80.40.40(1) the permitted maximum **gross floor area** is 970 square metres;
- (F) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.5.80.10(7), a maximum of 3 **parking spaces** may be located outside in the **rear yard**;
- (G) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 10.5.80.10(7), a maximum of 1 **parking spaces** may be located outside in the **rear yard**;
- (H) On "Parcel A" as identified in Diagram 1 of By-law 776-2021, despite regulation 200.5.1.10(2) and (3), 6 **parking spaces**, as identified on Diagram 2 of By-law 776-2021, must be provided and maintained on the lands in accordance with the following:
  - (i) Parking Space 3 – minimum 5.8 metres length and minimum 2.7 metres width;
  - (ii) Parking Space 4 – minimum 5.8 metres length and minimum 2.7 metres width;
  - (iii) Parking Space 5 – minimum 4.0 metres length and minimum 2.7 metres width;
  - (iv) Parking Space 7 – minimum 5.6 metres length and minimum 4.5 metres width;

- (v) Parking Space 8 – minimum 5.6 metres length and minimum 3.4 metres width; and
  - (vi) Parking Space 9 – minimum 5.6 metres length and minimum 2.9 metres width;
- (I) On "Parcel B" as identified in Diagram 1 of By-law 776-2021, despite regulation 200.5.1.10(2) and (3), 3 **parking spaces**, as identified on Diagram 2 of By-law 776-2021, must be provided and maintained on the lands in accordance with the following:
- (i) Parking Space 1 – minimum 5.6 metres length and minimum 2.7 metres width;
  - (ii) Parking Space 2 – minimum 5.6 metres length and minimum 2.9 metres width; and
  - (iii) Parking Space 6 – minimum 5.6 metres length and minimum 3.85 metres width;
- (J) Despite regulation 10.5.40.10(1) the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 164.5 metres and the elevation of the highest point of the **building**;
- (K) Despite regulation 10.80.40.10(1) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 776-2021;
- (L) Despite regulation 10.5.60.40(1) the height of an **ancillary building** is the distance between the Canadian Geodetic Datum elevation of 164.5 metres and the elevation of the highest point of the **building**;
- (M) Despite regulation 10.5.60.40(2) the permitted maximum height of an **ancillary building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law 776-2021;
- (N) Despite regulations 10.5.60.30(1) and 10.5.60.50(3) an **ancillary building** or **structure** with a height greater than 2.5 metres, or **gross floor area** greater than 10 square metres, must be at least 1.0 metres from a **residential building** on the same lot;
- (O) Despite regulation 10.80.40.10(4) the permitted maximum height of the **first floor** is 1.2 metres above the Canadian Geodetic Datum elevation of 164.5 metres;
- (P) Despite regulations 10.80.40.50(1)(B) and 10.80.40.50(2)(B) the maximum area of each platform is 19.0 square metres;

- (Q) Regulations 10.5.60.50(2), 10.80.40.10(2), 10.80.40.10(3), 10.80.40.20, 10.80.40.30, and 10.80.40.80(2) do not apply;
- (R) Despite regulations 10.5.40.70(1), 10.5.40.70(2), 10.80.40.70(1), 10.80.40.70(2), and 10.80.40.70(3) the required minimum **building setbacks** are as shown on Diagram 2 of By-law 776-2021;
- (S) Despite regulations 10.5.60.20(2), (3), (4), (5), and (6) the required minimum **ancillary building setbacks** are as shown on Diagram 2 of By-law 776-2021;
- (T) Despite regulations 10.5.40.60(1)(C) and 10.5.40.60(1)(D) in a **rear yard**, a platform may encroach into the required **building setbacks** a maximum of 1.5 metres, if it is no closer to a **side lot line** than 0.3 metres;
- (U) Despite regulation 10.5.60.60(1) the eaves of a roof on an **ancillary building** may encroach into the required **building setback** a maximum of 0.3 metres;
- (V) Despite regulation 10.5.50.10(1) a minimum of 70 percent of the **street yard** must be **landscaping**, of which a minimum of 50 percent must be **soft landscaping**, and regulations 10.5.50.10(2) and 10.5.50.10(3) do not apply; and
- (W) Despite regulation 200.5.1(3) any **drive aisle** providing access to the proposed **parking spaces** must have a minimum width of 3.6 metres.

Prevailing By-law and Prevailing Sections (None Apply)

4. Zoning By-law 108-2017 is hereby amended by deleting Section 4 and inserting the following in its place:
  - (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 of By-law 776-2021 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
  - (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit for "Parcel A" and/or "Parcel B" as identified on Diagram 1 of By-law 776-2021, the issuance of such permit shall be dependent on satisfaction of the same;
  - (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in density on "Parcel A" as identified on Diagram 1 of By-law 776-2021, pursuant to this By-law unless all provisions of Section (1), (2), (3) and (4) (a) to (d) of Schedule A of this By-law are satisfied; and

- (D) The owner shall not use, or permit the use of, a building or structure erected with an increase in density on "Parcel B" as identified on Diagram 1 of By-law 776-2021, pursuant to this By-law unless all provisions of Schedule A of this By-law are satisfied.

5. Zoning By-law 108-2017 is hereby amended by deleting Schedule A and inserting the following in its place:

**SCHEDULE A**  
**Section 37 Provisions**

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 of By-law 776-2021 and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to issuance of the first above grade building permit, the owner shall make a cash contribution to the City in the amount of \$30,000 to be allocated at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor, toward any one or more of the following:
- (a) Toronto Bike Share;
  - (b) Local parks improvements;
  - (c) Improvements to local community facilities.

Such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made.

- (2) In the event the cash contribution(s) referred to in Section 1, above, has not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
- (3) Prior to first occupancy of "Parcel A" as identified on Diagram 1 of By-law 776-2021, the owner shall pay for and construct a temporary decorative fence, with a minimum height of 1.8 metres, along the Vaughan Road and Cherrywood Avenue frontages of "Parcel B" as identified on Diagram 1 of By-law 776-2021, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with Transportation Services and the Ward Councillor.

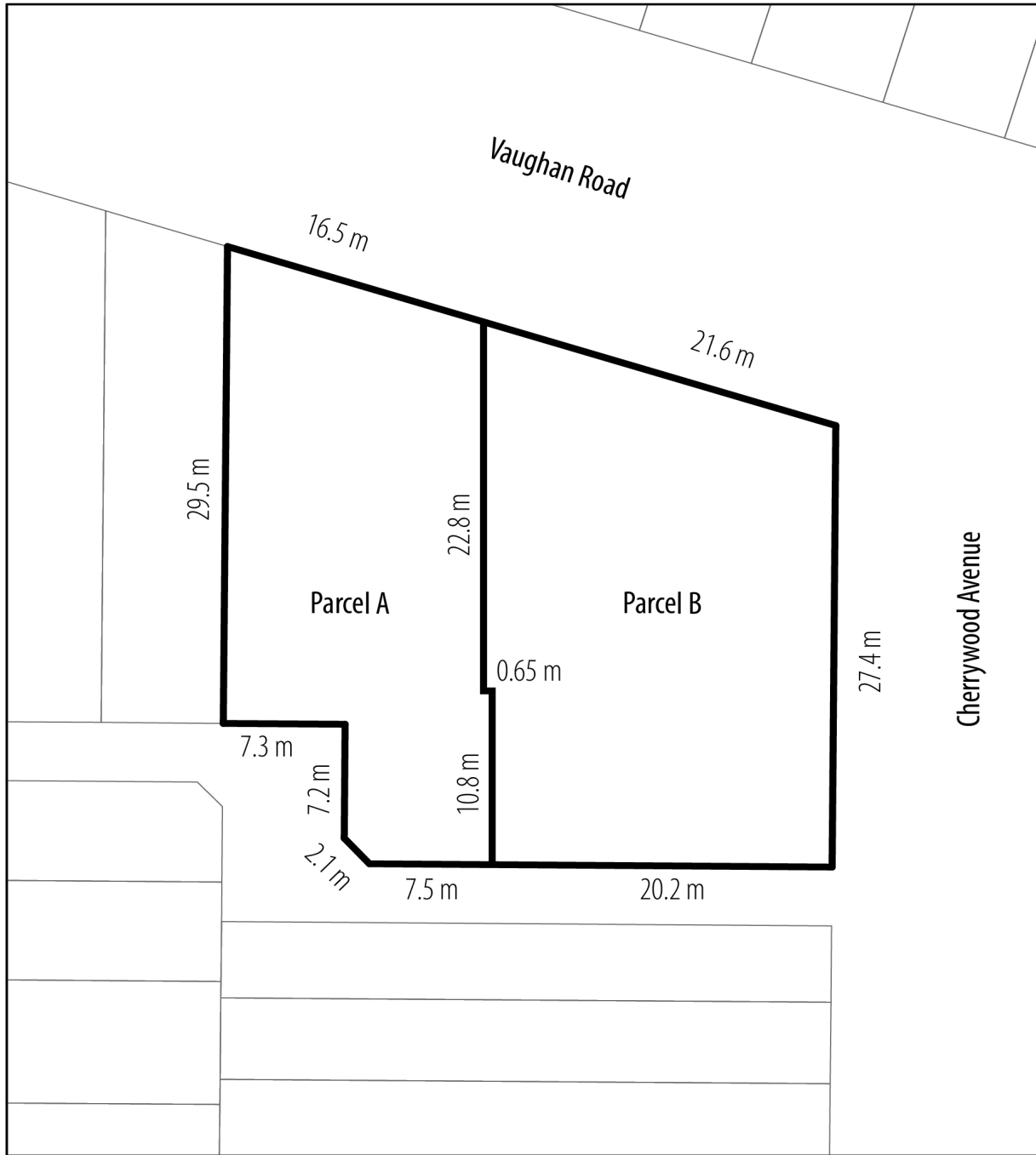
- (4) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
- (a) Prior to the issuance of any building permit for the subject lands, the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that improvements to such infrastructure is required to support this development.
  - (b) Prior to the issuance of any building permit for the subject lands, the owner shall enter into an agreement to construct a new sanitary sewer on Cherrywood Avenue, to the satisfaction of the Executive Director, Engineering and Construction Services.
  - (c) Prior to the issuance of any building permit for the subject lands, the owner shall prepare at its expense all documents and convey to the City, at a nominal cost, a 0.67 metres wide strip of land abutting the north limit of the east-west public lane that runs easterly from Rushton Road, identified as Part 15 of Registered Plan of Survey 66R-29620, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to an access easement, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
  - (d) Prior to the issuance of any building permit for the subject lands, the owner shall prepare at its expense all documents and convey to the City, at a nominal cost, a 1.5 metres by 1.5 metres daylight triangle space and a 0.67 metres wide strip of land, at the south-easterly portion of the section that connects the east-west public lanes that extend from Rushton Road and Cherrywood Avenue, identified as Part 13 of Registered Plan of Survey 66R – 29620, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to an access easement, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.
  - (e) Prior to the issuance of any building permit for "Parcel B" as identified on Diagram 1 of By-law 776-2021, the owner shall prepare at its expense all documents and convey to the City, at a nominal cost, a 0.67 metres strip of land abutting the north limit of the east-west public land that runs westerly from Cherrywood Avenue, identified as Part 14 of Registered Plan of Survey 66R-29620, such lands to be free and clear of all encumbrances, save and except for utility poles, and subject to an access easement, all to the satisfaction of the Executive Director, Engineering and Construction Services and the City Solicitor.

Enacted and passed on October 4, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

**350 Vaughan Road**

File #: 20 232925 STE 12 0Z







**TORONTO**  
Diagram 2

**350 Vaughan Road**

File #: 20 232925 STE 12 0Z

