CITY OF TORONTO

Bill 825
BY-LAW -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 Bylaw 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 -2017 [Clerk to insert By-law number];

(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, 2017.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
Diagram 1

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 OZ

City of Toronto By-law 569-2013
Not to Scale
01/20/2017
Diagram 3

713-723 Lawrence Avenue West

File # 15 175970 NNY 15 OZ

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