

CITY OF TORONTO

Bill 871

BY-LAW -2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 20 Brow Drive.

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;

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning Map in Section 990.10, and applying the following zone label to these lands: CR 2.0 (c1.5; r1.5) SS2 (x841), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10 and applying the following Policy Area label to these lands: PA-4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Article 995.10.1 and applying the following height label to these lands: HT 9.5, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Article 995.40.1 and applying no value.

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 841 so that it reads:

(841) Exception CR 841

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) On 20 Brow Drive, if the requirements of By-law [Clerks to insert by-law #] are complied with, a building or structure may be constructed, used or enlarged in compliance with Regulations (B) to (N) below:
- (B) The required minimum floor space index of all land uses on a **lot** is 1.5; and
 - (i) Despite the above required minimum floor space index, a **transportation use** is not subject to a minimum floor space index;
- (C) Despite Regulation 40.10.20.100(11)(A), a **lot** with **public parking** in a surface parking lot does not require a fence along any **lot lines** that abut a **street**;
- (D) Despite Regulation 40.10.40.1(6), pedestrian access to a **lot** must be a minimum 3.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (E) Despite Regulation 40.10.40.10(4)(A), the required minimum height and **storeys** requirement does not apply to a **building** used for a **transportation use**;
- (F) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** does not apply to a **building** used for a **transportation use**;
- (G) A **building** must comply with the following requirements:
 - (i) Despite Regulation 40.10.40.70(2)(A), the **main wall** of a **building** facing a **front lot line** may be set back more than 3.0 metres from the **front lot line**;
 - (ii) Despite Regulation 40.10.40.70(2)(B), no **building setback** is required from a **lot line** that abuts the Utility and Transportation (UT) zone;
 - (iii) Despite Regulation 40.10.40.70(2)(C) and (D), a minimum 3.0-metre **building setback** is required from a **lot line** that abuts a **lot** in the Residential Zone category;
- (H) Despite Regulation 40.10.50.10(2), a **lot** abutting a **lot** in the Residential Zone category or the Residential Apartment Zone category does not require a fence to be installed along the portion of a **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;

- (I) Despite Regulation 40.10.80.10, a surface **parking space** may be located in the **front yard**;
- (J) Despite Regulation 40.10.80.20(1), a parking space that is not in a **building** or **structure** is not required to be set back from a **lot line**;
- (K) Despite Regulation 40.10.80.20(2), a **parking space** on a **corner lot** must be set back at least 3.0 metres from a **lot** in the Residential Zone category, Residential Apartment Zone category or Open Space Zone category;
- (L) Despite Regulation 40.10.100.10(1)(C), a **lot** is permitted to have a maximum of four (4) **vehicle** accesses;
- (M) Despite Regulation 40.10.150.1(A), waste and **recyclable material** is not required to be stored in a **building**;
- (N) Despite Regulation 200.5.1.10(2)(A)(i) and (ii), a **parking space** may have the following minimum dimensions:
 - (i) Length of 5.5 metres;
 - (ii) Despite (i) above, the minimum length may be 4.5 metres if one end of the parking space abuts a curb that allows for a vehicle to overhang the curb by up to 1 metre provided it does not obstruct a pedestrian walkway; and
 - (iii) Width of 2.5 metres.

Prevailing By-laws and Prevailing Sections: (None apply)

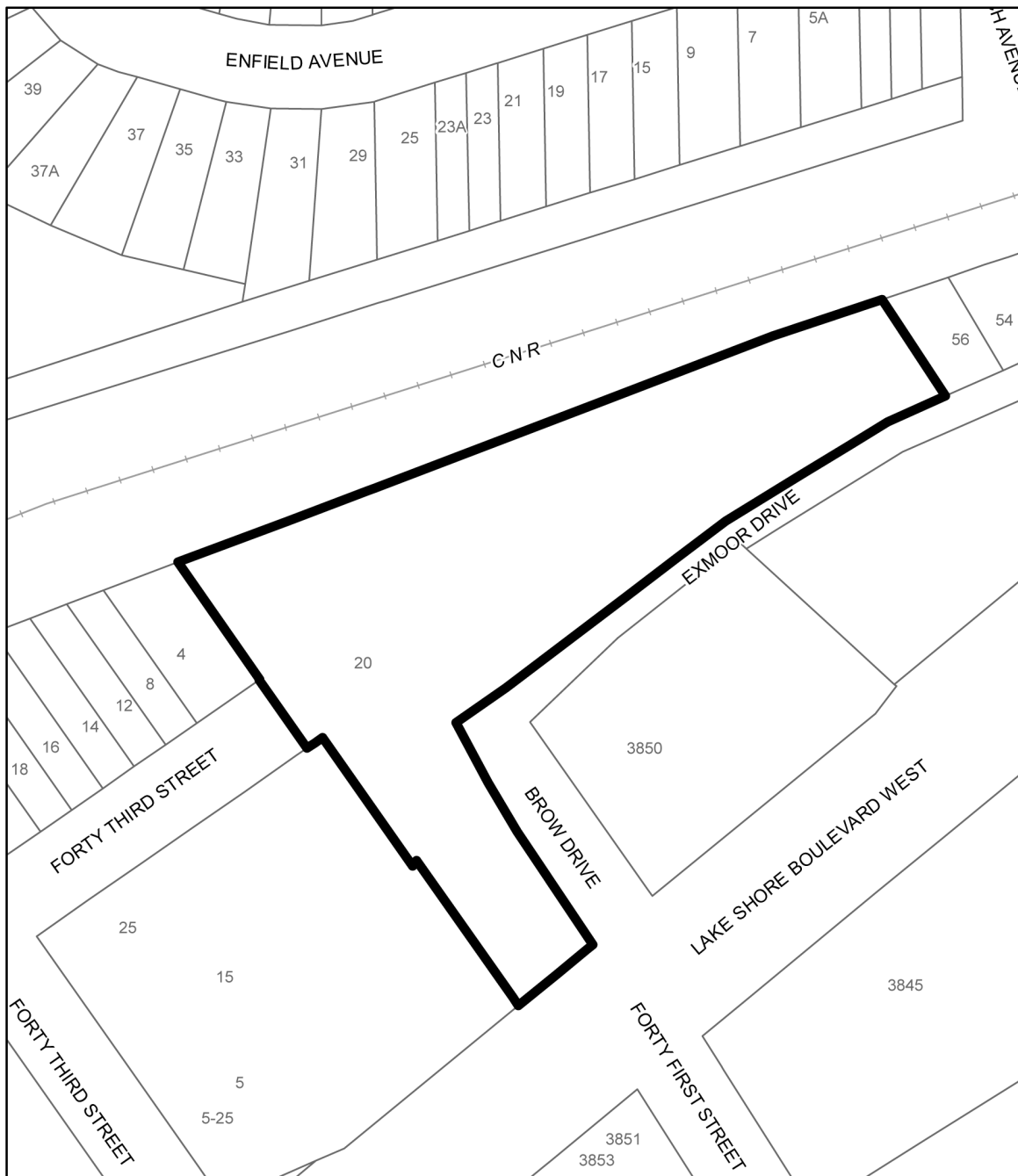
7. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on October , 2023.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk

Diagram 1



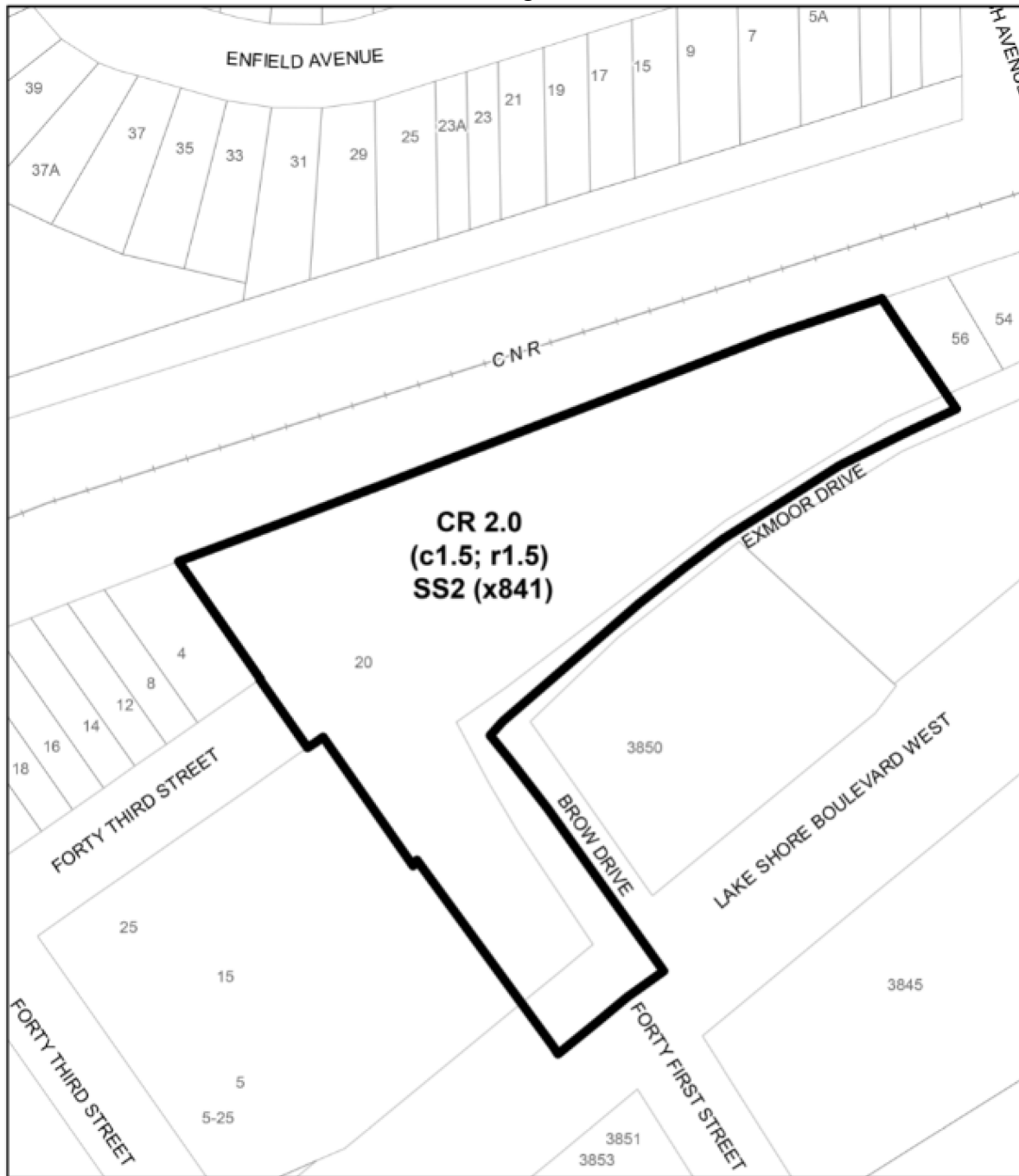
Toronto
Diagram 1

20 Brow Drive

File # 22 213572 WET 03 0Z



Diagram 2

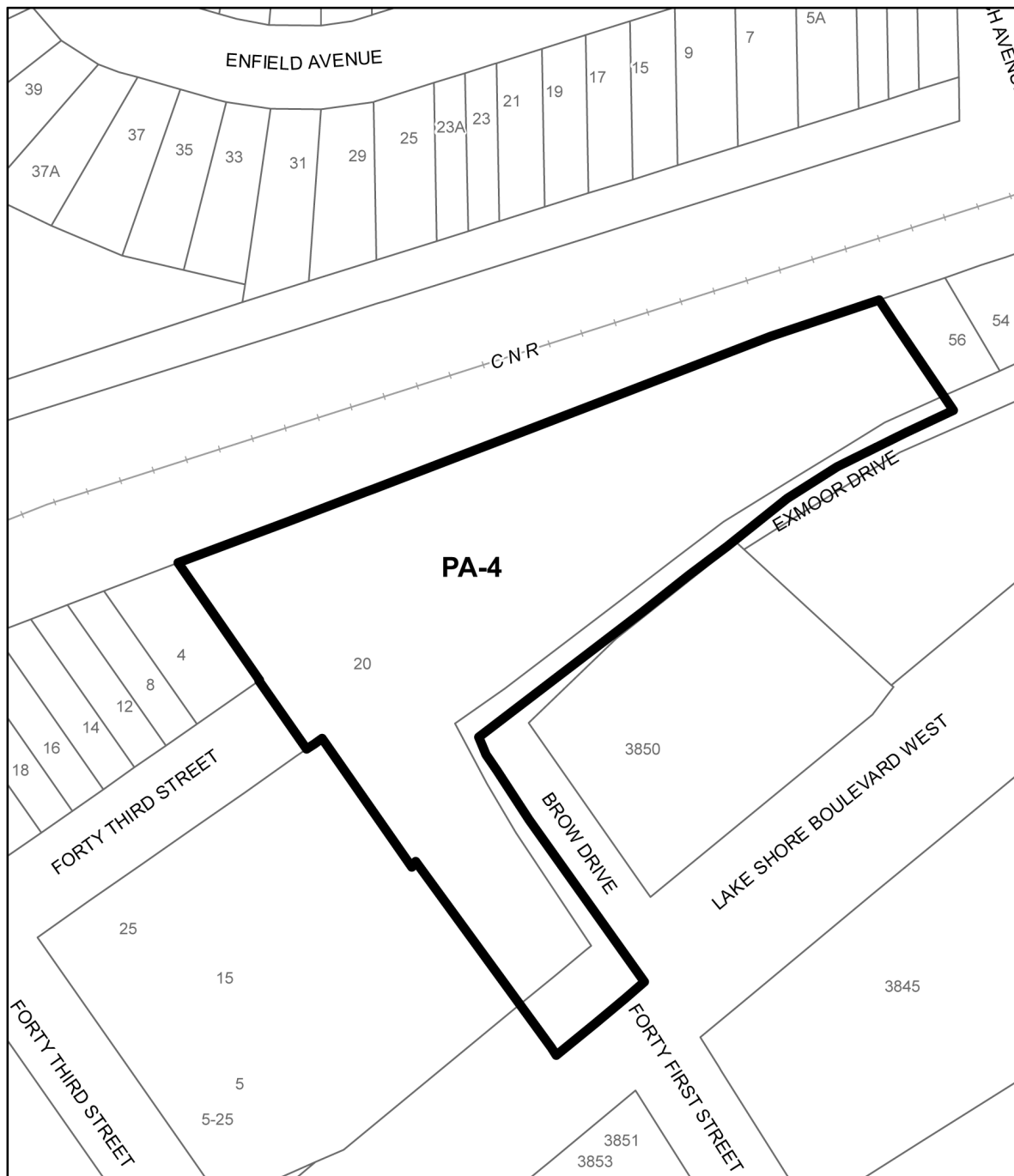


 **Toronto**
Diagram 2

20 Brow Drive

File # 22 213572 WET 03 02

Diagram 3

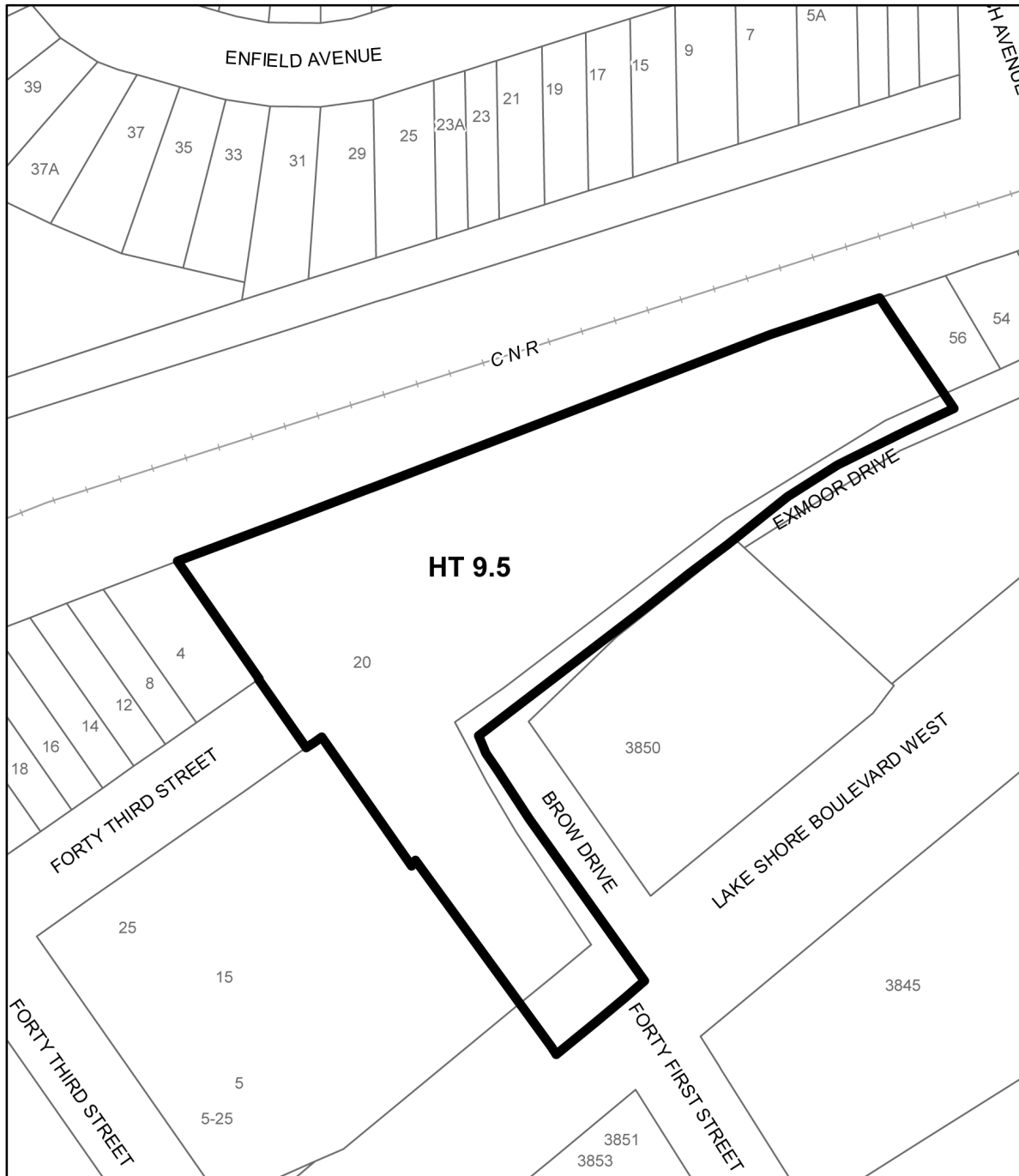


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Diagram 3

20 Brow Drive

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Diagram 4



Toronto
Diagram 4

20 Brow Drive

File # 22 213572 WET 03 02