

Authority: Scarborough Community Council Item SC8.25, adopted as amended, by City of Toronto Council on September 30, October 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 986-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 411 Victoria Park Avenue.

Whereas Council of the City of Toronto has the authority to 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 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 By-law Map in Section 990.10, and applying the following zone labels to these lands as shown on Diagram 2 attached to this By-law:

CR 0.5 (c0.5; r0.0) SS3 (x586)

CR 0.22 (c0.22; r0.0) SS3 (x376)

4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 586 so that it reads:

Exception CR (x586)

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 411 Victoria Park Avenue, the erection or use of a **building, structure**, addition or enlargement shall comply with (B) below; and
- (B) These standards apply:
 - (i) On a **corner lot** the shorter of the two **lot lines** abutting a **street** is the **front lot line**;

- (ii) The minimum **building setback** from a **front lot line** is 4.5 metres, except that the **main wall** containing a vehicular access to underground parking shall be set back a minimum of 6.1 metres from the street line;
- (iii) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.8 metres;
- (iv) The minimum **building setback** from the north and north-west **side lot lines** is 5.5 metres, except minimum 2.7 metres within 15.0 metres from the street line of Victoria Park Avenue;
- (v) The minimum **building setback** from a **rear lot line** is 55.0 metres;
- (vi) The total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 9,100.0 square metres;
- (vii) The maximum building coverage is 50 percent of the **lot area**;
- (viii) Despite Clause 40.5.40.10 Height, maximum height, measured from the Canadian Geodetic Datum elevation of 128.3 metres (the established grade), is 10.0 metres;
- (ix) Despite (viii) above, mechanical penthouses, elevator machine rooms, chimneys, vents, skylights, antennae, and parapet walls shall not exceed a height of 3.0 metres above the height of the building;
- (x) Despite Regulation 40.5.40.40(1) Gross Floor Area Calculations for a Non-residential Building in the Commercial Residential Zone Category, subsection (1)(A) shall read 'parking and building entry vestibule(s), loading and bicycle parking below-ground';
- (xi) For purposes of Regulation 40.5.40.40(1), below-ground shall mean any portion of the building below the Canadian Geodetic Datum elevation of 128.3 metres (the established grade);
- (xii) Only loading, storage and warehousing uses, administrative offices, employee rooms, washrooms and related service areas not otherwise accessible to the general public for retail shopping purposes are permitted within the northern 12.0 metres of the building;
- (xiii) Despite Regulation 40.10.20.20 Permitted Use - with Conditions, the following uses are not permitted:

Club, Hotel, Public School, Public Parking, Private School, Vehicle Dealership, Vehicle Fuel Station, Vehicle Washing Establishment;

- (xiv) In addition to Regulation 40.10.40.60 Permitted Encroachments, the following projections into a required building **setback**, to the maximum distances shown below, are permitted:
1. Roof overhang - 1.0 metres;
 2. Balconies, and unenclosed porches - 1.55 metres; and
 3. Exterior Steps - No Limit
- (xv) **Bicycle parking spaces** shall be provided as follows:
1. Minimum 21 "long term" **bicycle parking spaces** within the building; and
 2. Minimum 34 "short term" **bicycle parking spaces** at grade; and
- (xvi) The following Regulations shall not apply:
1. 40.10.40.1(2) Commercial Uses - Location of Entrances and First Floor Elevation;
 2. 40.10.50.10 (1)(B) Landscaping Requirement in CR Zone;
 3. 40.10.100.10(1)(B) and (C) Vehicle Access - Restrictions;
 4. 40.10.150.1(1)(A) Waste and Recyclable Materials Storage; and
 5. 230.5.1.10(7)(B) Change and Shower Facilities.

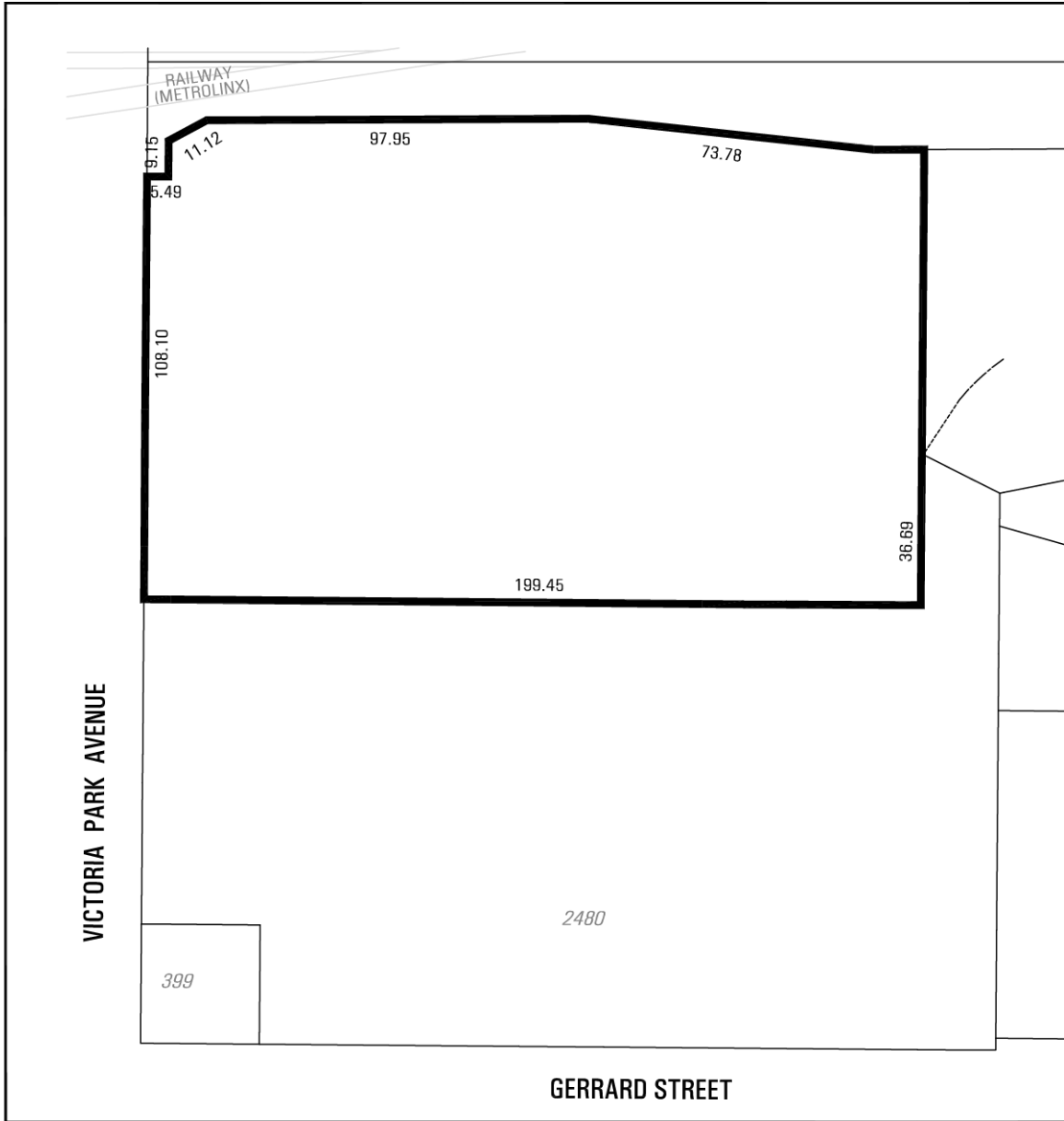
Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



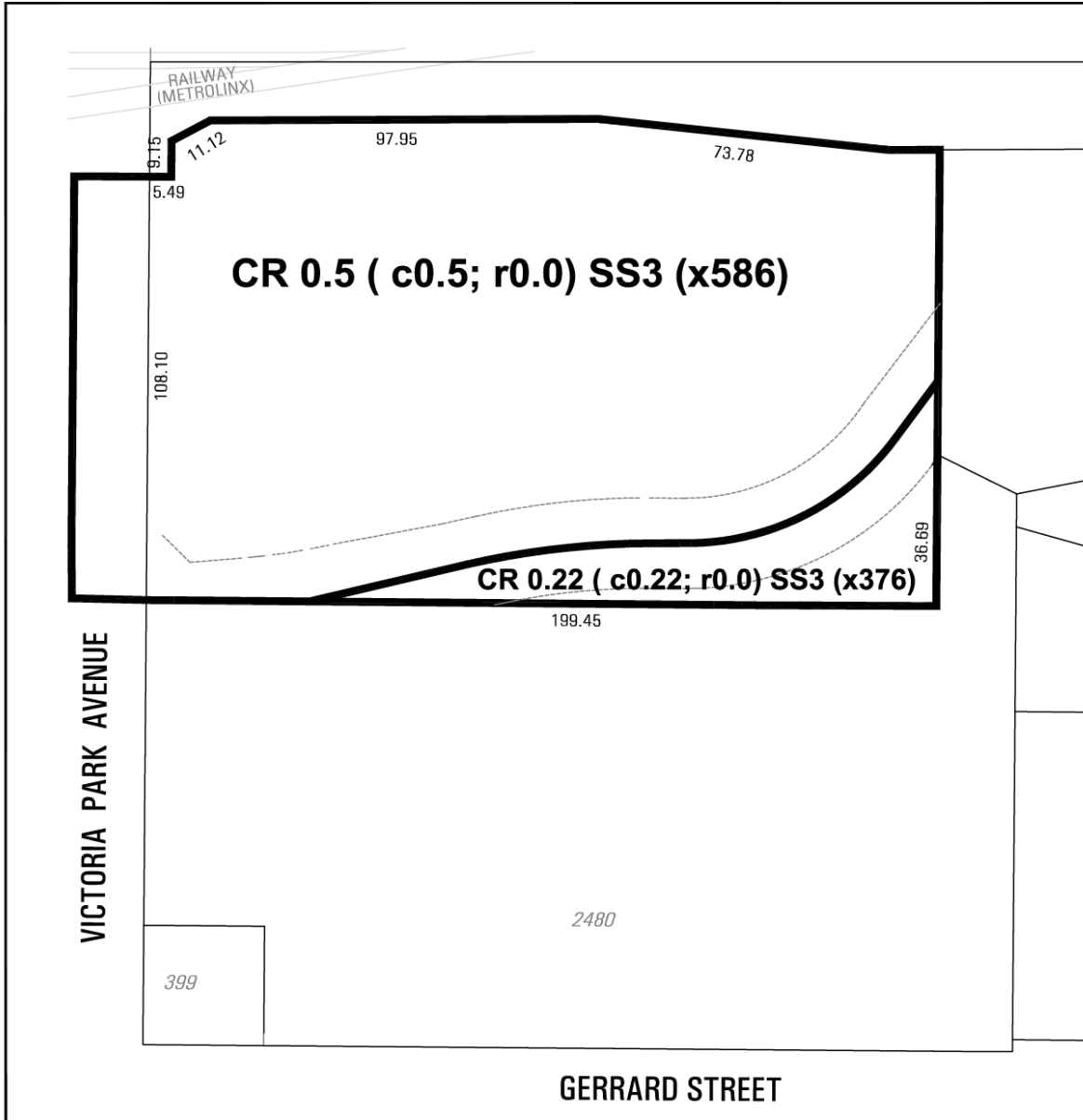
Toronto City Planning
Diagram 1

411 Victoria Park Avenue

File # 12 297365 ESC 36 OZ, 13 233037 ESC 36 SB

Approved by: Rod Hines

City of Toronto By-Law 569-2013
Not to Scale
8/10/2015




 **TORONTO** City Planning
Diagram 2

411 Victoria Park Avenue

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