

Authority: Toronto and East York Community Council Item TE16.3, as adopted by City of Toronto Council on June 7, 8 and 9, 2016

## CITY OF TORONTO

### BY-LAW No. 766-2016

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 178R Ossington Avenue.**

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. Zoning By-law No. 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 "R (d1.0) (x24)", as shown on Diagram 2 attached to this By-law.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 3 of this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label "R (d1.0) (x24)" to these lands, as shown on Diagram 3 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 4 of this By-law to each of the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1, and:
  - (A) On the Height Overlay Map, applying the height label of "HT 10.0"; and
  - (B) On the Rooming House Overlay Map, applying the rooming house area label of "B2".
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.20 Exception Number 24 so that it reads:

#### **Exception R24**

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) In addition to the uses listed in Article 10.10.20, the following uses are permitted within the **building** which existed on the lands on January 1, 2016:
- (i) **art gallery**
  - (ii) **artist studio**
  - (iii) bake-shop
  - (iv) caterer's shop
  - (v) **custom workshop**
  - (vi) **performing arts studio** and
  - (vii) office;
- (B) In addition to the uses listed in Article 10.10.20 and in (A) above, an **eating establishment** and a **take-out eating establishment** are permitted within the **building** which existed on January 1, 2016 if:
- (i) the combined **interior floor area** of any **eating establishment** and **take-out eating establishment** does not exceed 75 square metres; and
  - (ii) the **eating establishment** and/or **take-out eating establishment** is accessible only from the interior of the existing building;
- (C) An **outdoor patio** that is used for commercial purposes is not permitted;
- (D) The **building setback** requirements in Clauses 10.5.40.70 and 10.10.40.70 do not apply to the **building** which existed on the lands on January 1, 2016;
- (E) Despite Articles 200.5.1, 200.5.10, and 200.15.10 a minimum of 3 **parking spaces**, 1 of which must be an accessible **parking space**, are required to be provided on the lands as outlined by heavy lines on Diagram 1 of By-law 766-2016, for any or all of the non-residential uses listed in (A) and (B) above;
- (F) Despite Articles 220.5.1 and 220.5.10, a minimum of 2 Type C **loading spaces** are required to be provided on the lands, for any or all of the non-residential uses listed in (A) and (B) above;
- (G) Despite Section 230.5, a minimum of 11 **bicycle parking spaces** are required to be provided on the lands for any or all of the non-residential uses listed in (A) and (B) above, in accordance with the following provisions:
- (i) 4 long-term **bicycle parking spaces** must be provided;
  - (ii) the long-term **bicycle parking spaces** are not required to be located in a **building**;
  - (iii) 7 short-term **bicycle parking spaces** must be provided; and

(iv) shower and change facilities are not required; and

(H) Clauses 5.10.30.1(1)(A), 5.10.30.1(2), and 5.10.30.1(3) do not apply to the lands.

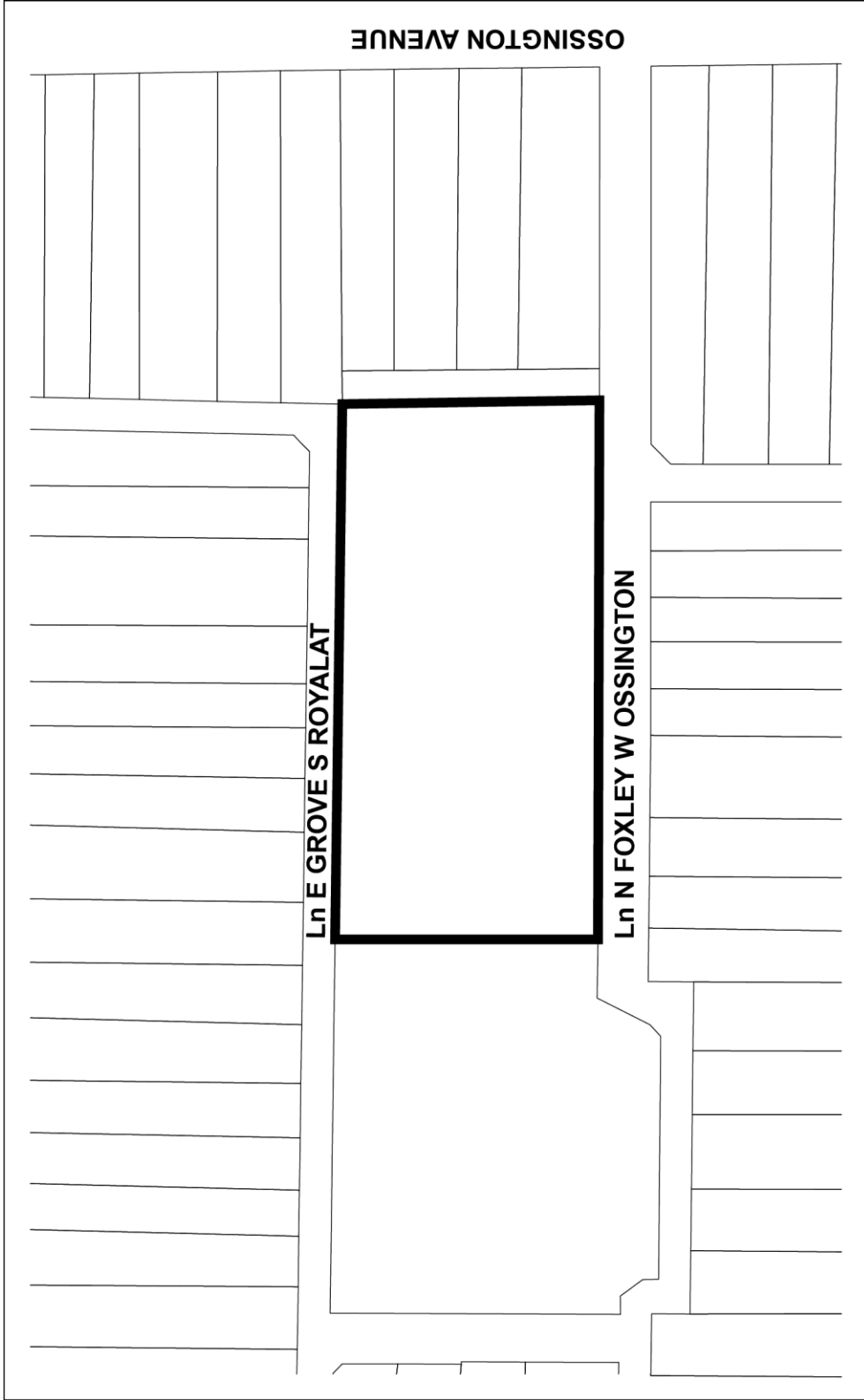
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



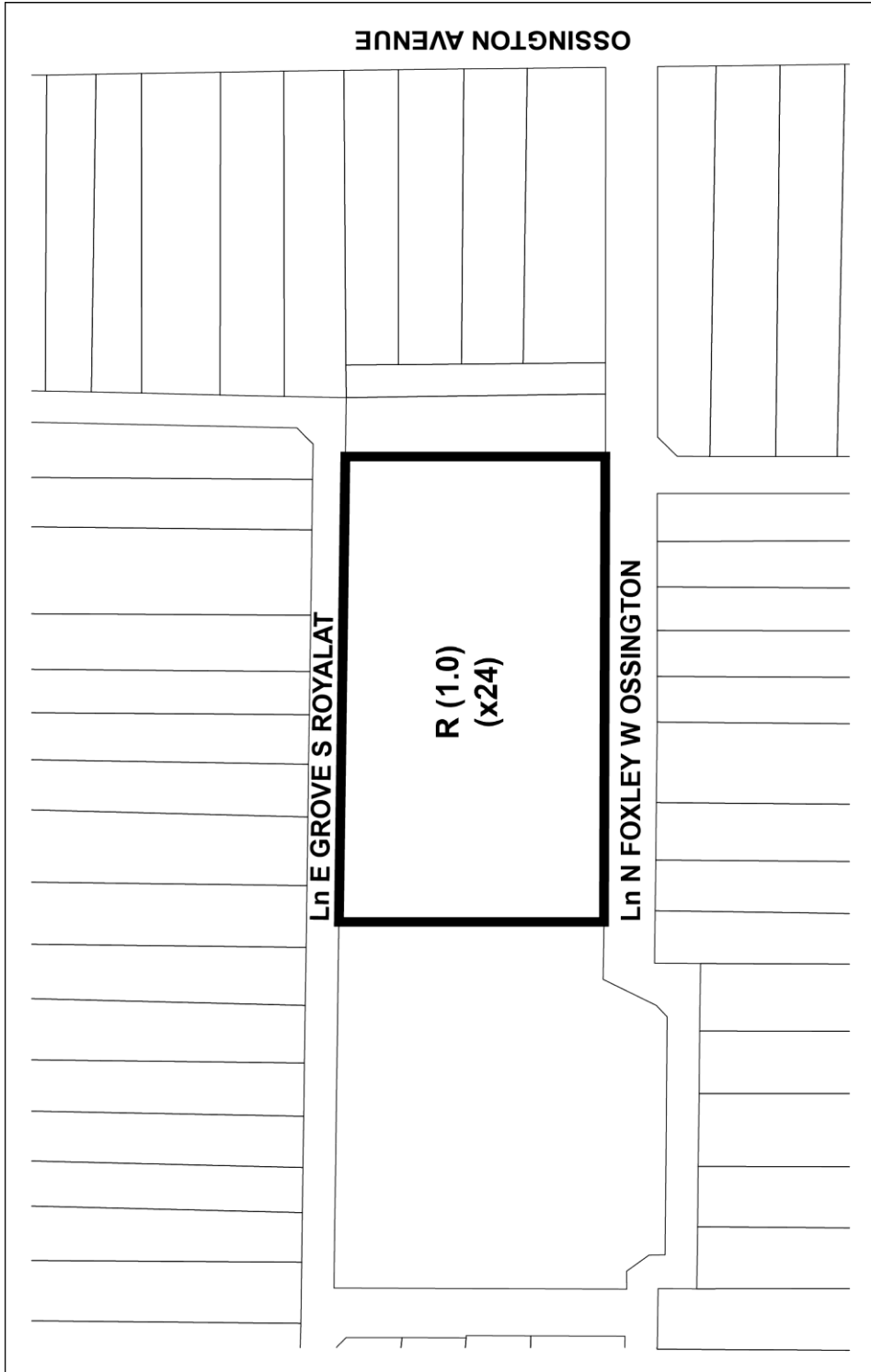
 **Toronto**  
Diagram 1

**178R Ossington Avenue**

File # 15 167325 STE 19 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
04/21/2016



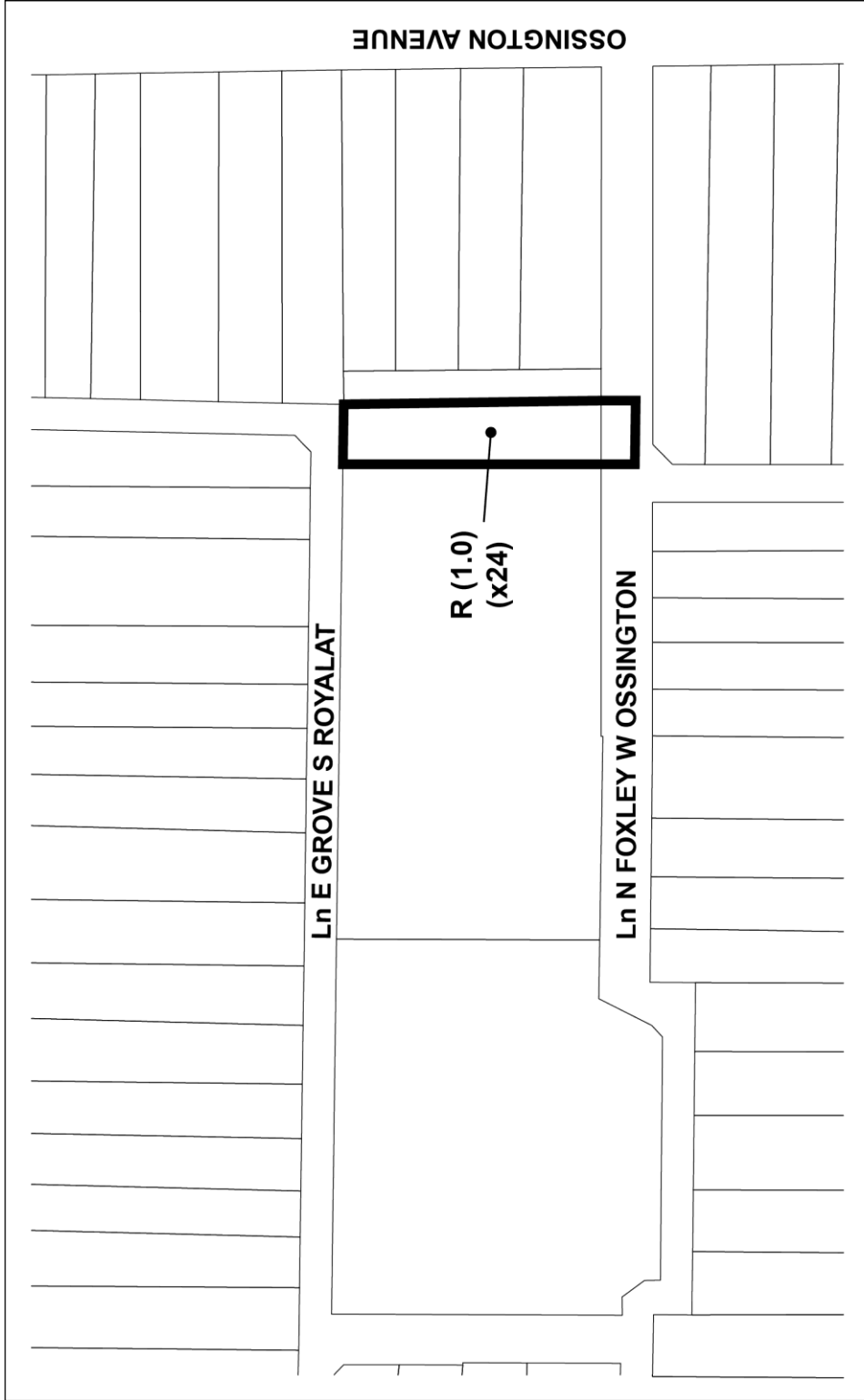
 **Toronto**  
Diagram 2

178R Ossington Avenue

File # 15 167325 STE 19 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
04/21/2016



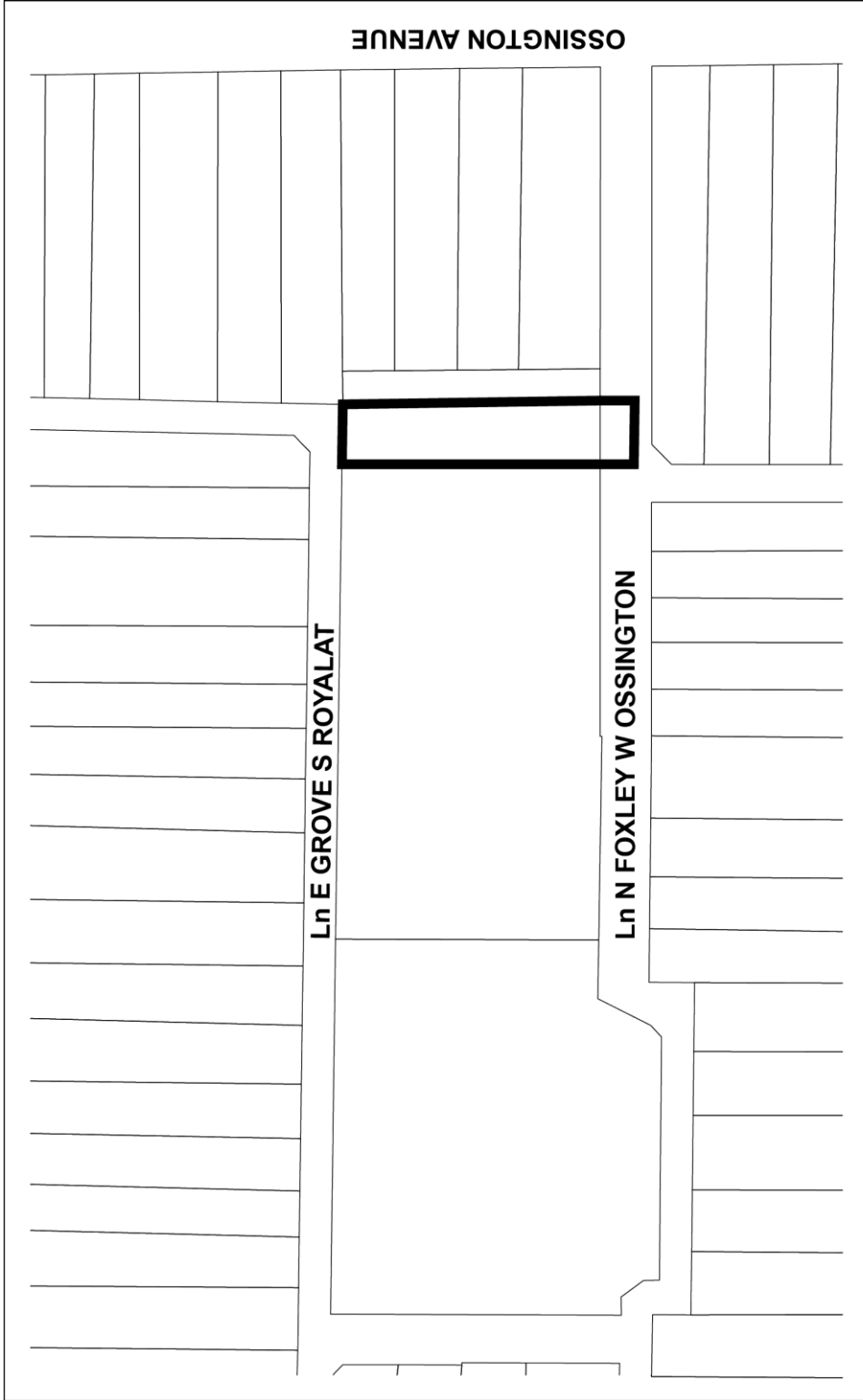
 **Toronto**  
Diagram 3

178R Ossington Avenue

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City of Toronto By-Law 568-2013  
Not to Scale  
04/21/2016



 **Toronto**  
Diagram 4

**178R Ossington Avenue**

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City of Toronto By-Law 568-2013  
Not to Scale  
04/21/2016