

Authority: MM2.27, by Councillor Paula Fletcher, seconded by Councillor Frances Nunziata, as adopted by City of Toronto Council on January 30 and 31, 2019 and Toronto and East York Community Council Item TE11.3, as adopted by City of Toronto Council on November 3 and 4, 2015

CITY OF TORONTO

BY-LAW 269-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue.

Whereas authority is given to Council of the City of Toronto by 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 for the lands outlined by heavy black lines to CL (x2), as shown on Diagram 2 attached to this By-law.
4. 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 label of HT8.5, to HT11, ST 2 as shown on Diagram 2 attached to this By-law.
5. 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 35 percent, to no lot coverage.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 By-law 269-2019, Exception Number 2 so that it reads:

Exception CL (x2)

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 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue, if the requirements of By-law 269-2019 are complied with then none of the provisions of 5.10.40.70, 30.20.20.10, 30.20.20.100

(1),(3),(7),(8),(9),(12),(13),(15),(16),(17),(18),(19), 30.20.30.20 (1), 30.20.30.40 (1), 30.20.40.10(1), 30.20.40.40(1), 30.20.40.60(1),(2),(3),(4),(5),(6),(7),(8),(9), 30.20.40.70(1),(2),(3),(4), 30.20.40.80(1)(a),(1)(b), 30.20.50.10(1), 30.20.80.20(1),(2),(3), 30.20.90.10(1)(a),(1)(b),(1)(c),

Table 200.5.10.1, 220.5.10.1(3),(4),(5), 230.5.1.10(9), and 230.5.10.1(1) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law 269-2019;

- (B) Subject to the conditions in clause 30.20.20.100, the only permitted uses are: **Financial Institution, Automated Banking Machine, Massage Therapy, Medical Office, Office, Personal Service Shop, Pet Services, Retail Service, Service Shop, Veterinary Hospital, Wellness Centre, Eating Establishment, Retail Store, Take-out Eating Establishment, Outdoor Sales or Display;**
- (C) The height of any **building** or **structure**, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law 269-2019;
- (D) Height shall be measured from the Canadian Geodetic Datum elevation of 126.15 metres.
- (E) Despite Section (C) and (D), the following **building** elements and **structures** are permitted to extend above the heights shown on Diagram 3 of By-law 269-2019 and may encroach into a required **building** setback as follows:
 - (i) Cornices, eaves, lighting fixtures, window washing equipment, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, wheelchair ramps, fences, retaining walls, terraces, landscape and public art features and safety or wind protection, all of which may project to a maximum of 1.5 metres beyond the heavy lines shown on Diagram 3 other than **lot** lines;
 - (ii) Parapets may project a maximum of 0.6 metres above the maximum height; and
 - (iii) **Building** elements, equipment or **structures** that are used for the functional operation of the **building**, such as stair towers, elevator overruns, mechanical penthouses, roof access, vents, towers, antennas, maintenance equipment, storage and water supply facilities provided that the maximum height of the top of the **building** element or **structure** is no higher than the sum of 3.5 metres and the Height following the symbol "(H)" on Diagram 3, provided that the **building** element, equipment or structure does not exceed 40 percent of the roof area.
- (F) The total **gross floor area** on the **lot** must not exceed 2,000 square metres for all **buildings;**

- (G) The total **floor space index** on the **lot** must not exceed 0.95 times the **lot area**;
- (H) The maximum permitted number of **storeys** is two (2);
- (I) A minimum of 18 **vehicular parking spaces** must be provided on-site, in accordance with Table 200.5.10.1, Policy Area 4 (PA4) parking standards;
- (J) A minimum of 10 **bicycle parking spaces** must be provided on-site;
- (K) One type "B" **loading space** must be provided on-site;
- (L) The minimum setbacks of all **buildings** and **structures** are shown on Diagram 3; and
- (M) The **basement** of the **building** can only be used for **ancillary** purposes.

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

Enacted and passed on January 31, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

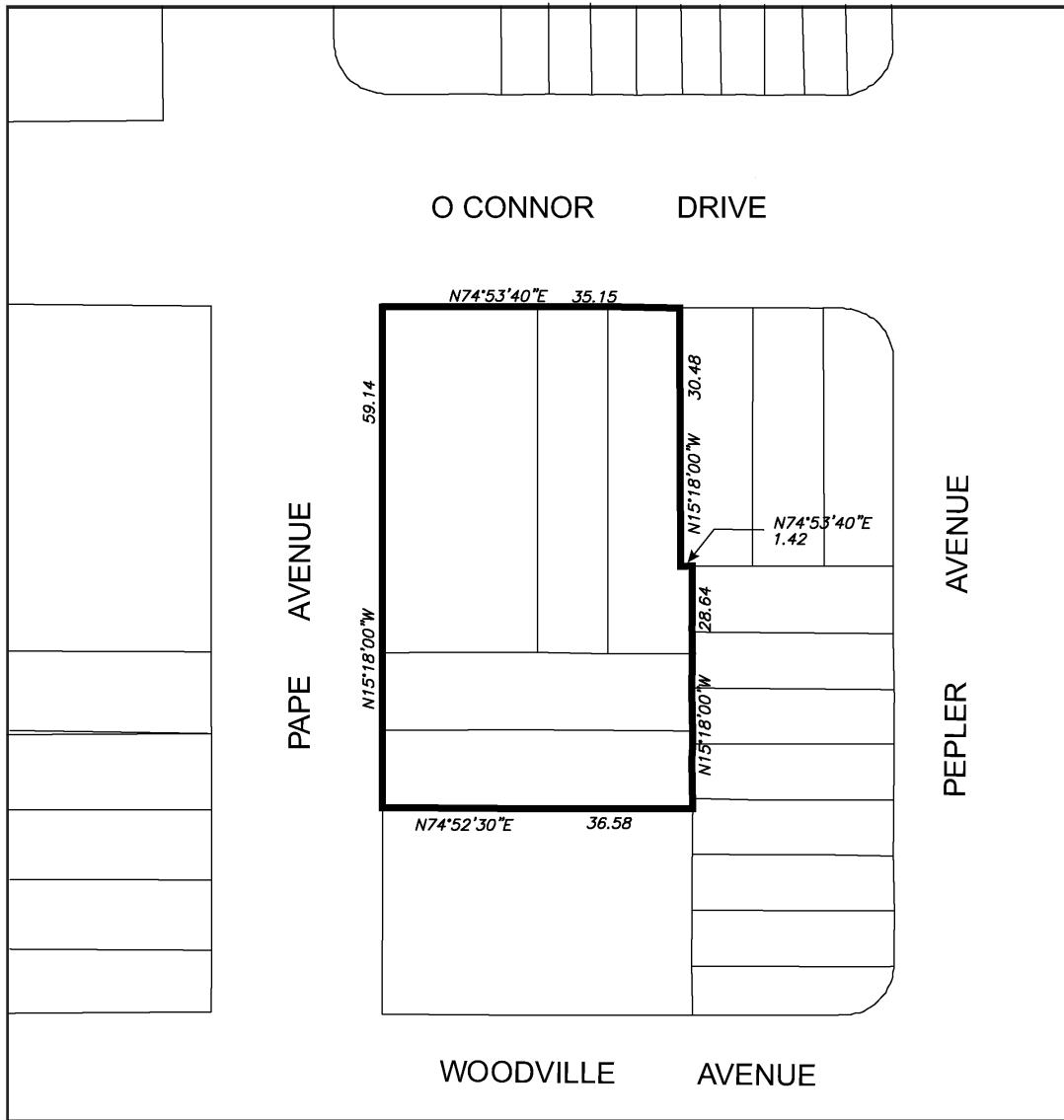


Diagram 1

125, 129 & 131 O'Connor Drive and
1119 & 1121 Pape Avenue

File #: 14 178851 STE 29 OZ



Not to Scale
1/09/2015

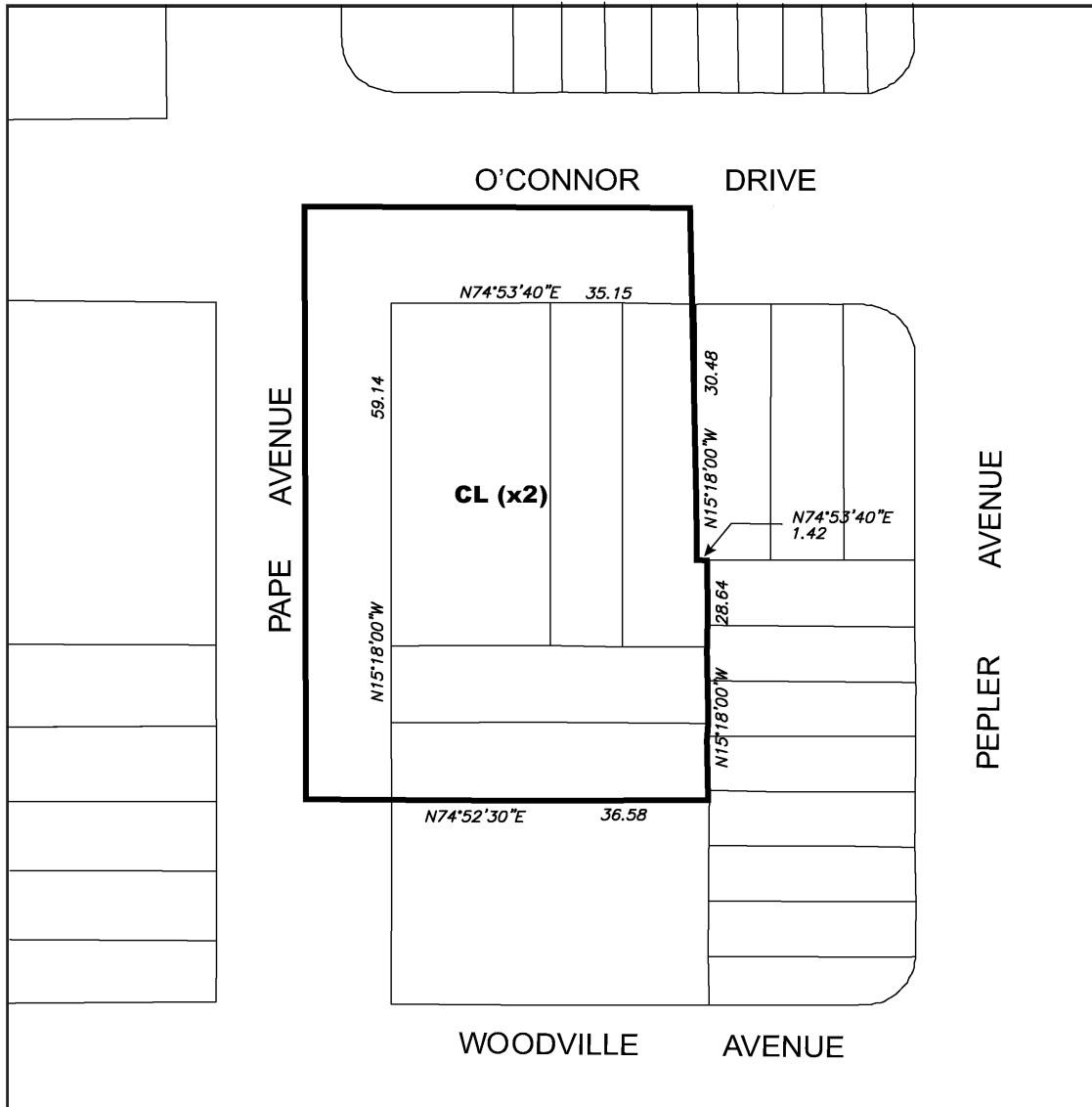


Diagram 2

125, 129 & 131 O'Connor Drive and
1119 & 1121 Pape Avenue

File #: 14 178851 STE 29 OZ



Not to Scale
1/09/2015

