

Authority: Local Planning Appeal Tribunal
Decision/Order issued November 12, 2020 in
Tribunal File PL140798

CITY OF TORONTO

BY-LAW 62-2021(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 102-134 Hucknall Road.

Whereas the Local Planning Appeal Tribunal pursuant to its decision issued in respect of Tribunal File PL140798 issued on November 12, 2020, after hearing the appeal under Section 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend By-law 569-2013, as amended, for the City of Toronto with respect to lands municipally known as 102-134 Hucknall Road; and

By-law 569-2013, as amended, of the City of Toronto is further amended by the Local Planning Appeal Tribunal as follows:

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 same meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 2 attached to this By-law, to the Zoning By-law Map in Section 990.10, and applying the zone label "CR2.1(c0.49;r1.52)SS2(x225)", as shown on Diagram 2.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 3 attached to this By-law, to the Policy Areas Overlay Map in Section 995.10.1, with no label.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 attached to this By-law, to the Height Overlay Map in Section 995.20.1, and applying the height and storey label "HT 19, ST 4", as shown on Diagram 4.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 5 attached to this By-law, to the Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label "55", as shown on Diagram 5.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 6 attached to this By-law, to the Rooming House Overlay Map in Section 995.40.1, with no label.

8. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number CR (x225) to Article 900.11.10 so that it reads:

Exception CR (~~x225~~)

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:

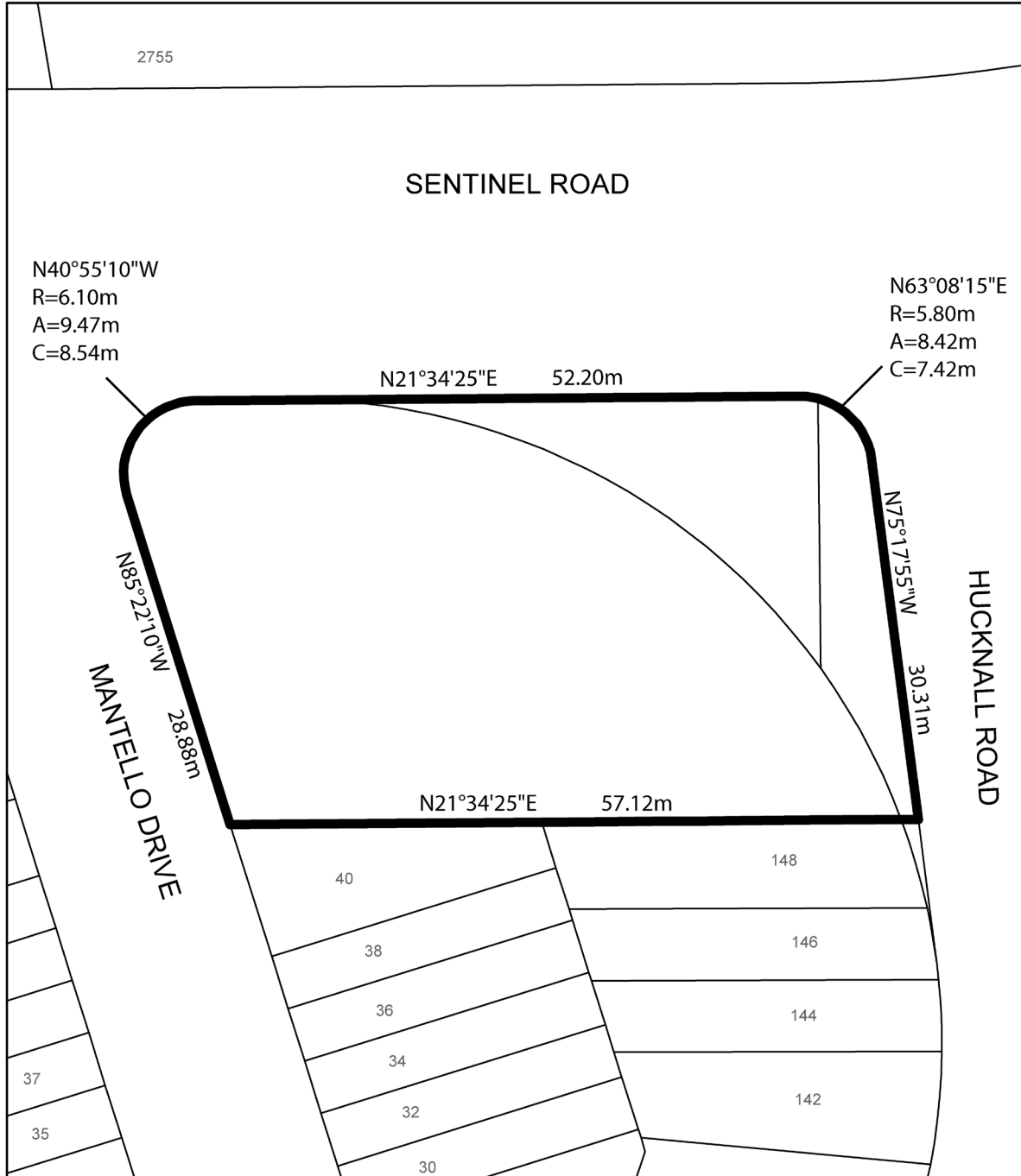
- (A) Despite regulation 40.5.40.10(1), the height of the **building** or **structure** is the distance between the Canadian Geodetic Datum 179.05 metres and the elevation of the highest point of the **building** or **structure**;
- (B) Despite regulation 40.10.40.10(2) and 40.10.40.10(7), no portion of the **building** may exceed the height limit specified by the numbers, in metres following the symbol "HT", and in storeys following the symbol "ST" on Diagram 7 attached to By-law 62-2021(LPAT).
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the **lot** is 4,225 square metres, of which:
- i. a maximum of 1,025 square metres may be for a non-residential uses; and
 - ii. a maximum of 3,200 square metres may be for residential uses.
- (D) A maximum of 42 **dwelling units** are permitted.
- (E) A minimum of 11 of the **dwelling units** must contain 2 bedrooms or more.
- (F) Despite regulation 40.10.40.50(1), indoor **amenity space** must be provided at a minimum rate of 0.75 square metres per **dwelling unit** and outdoor **amenity space** must be provided at a minimum rate of 2.14 square metres per **dwelling unit**.
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** in metres are as shown on Diagram 7 attached to By-law 62-2021(LPAT).
- (H) Despite (G) above, and despite clauses 40.5.40.60 and 40.10.40.60, the following **building** elements and **structures** may encroach into a required **building setback**:
- porches and decks, either excavated or unexcavated, canopies and balconies are permitted to project into the minimum **building setbacks** up to 2.1 metres.
- (I) Despite regulation 200.5.10.1, one Type "G" **loading space** must be provided.

- (J) Despite regulation 200.5.10.1(1) and clause 200.5.200.40 **parking spaces** for non- residential uses must be provided as follows:
- i. A minimum of 1 **parking space** per 60 square metres of **gross floor area** for non- residential uses.
- (K) Despite regulation 200.15.1.5(1), all accessible **parking spaces** must be located within 21 metres of a main pedestrian access to a **building**.
- (L) Despite clause 230.5.10.1 – Bicycle Parking Space Regulations, required **bicycle parking spaces** must be provided in accordance with the following:
- i. A minimum of 0.75 "long-term" **bicycle parking spaces** per **dwelling unit**;
 - ii. A minimum of 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**;
 - iii. A minimum of 1 "long-term" **bicycle parking spaces** for non-residential uses; and
 - iv. A minimum of 5 "short-term" **bicycle parking spaces** for non-residential uses.

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

9. Despite any existing or future consent, severance, partition or division of the lands, the provisions of By-law 62-2021(LPAT), apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.

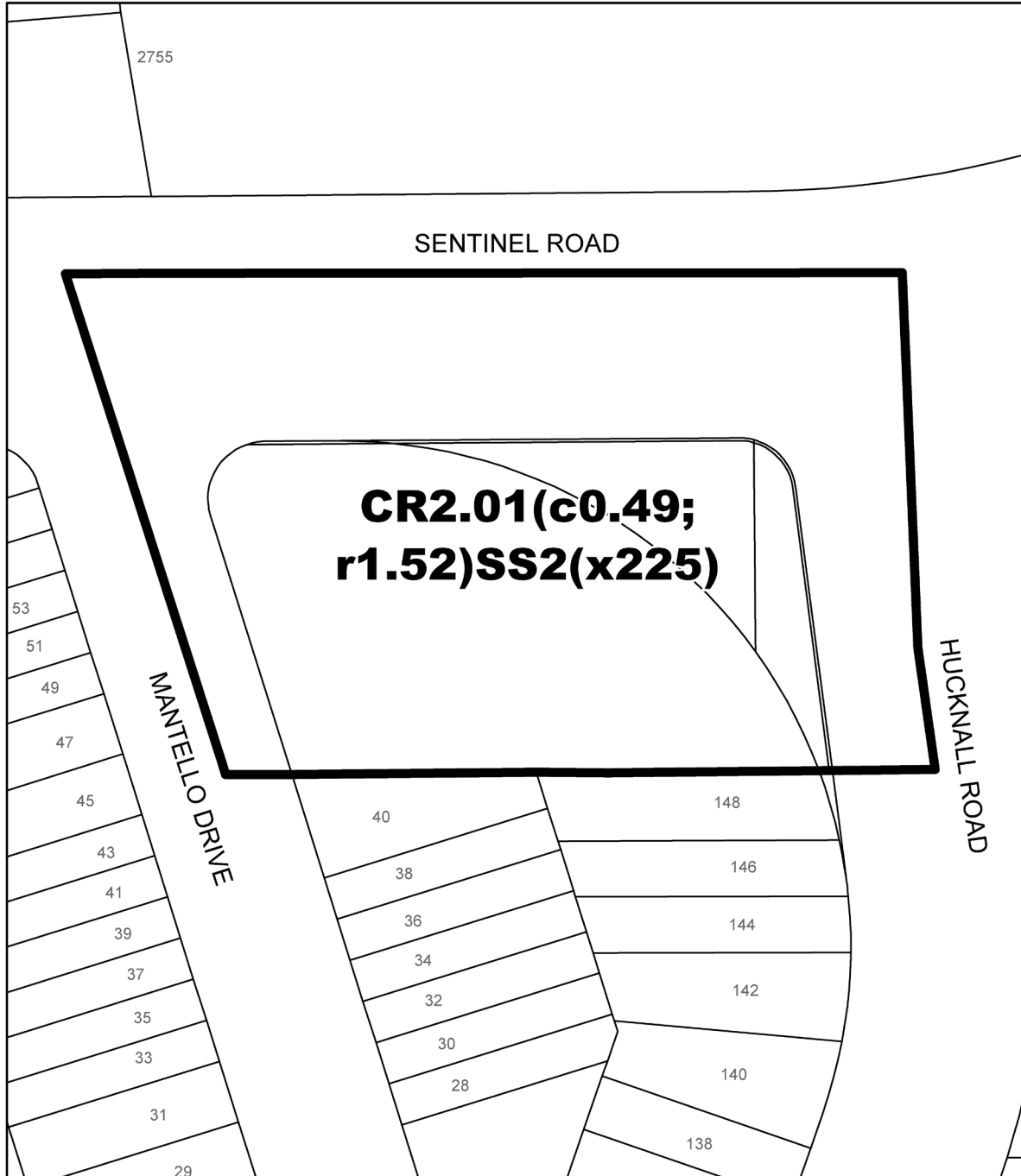
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 **TORONTO**
Diagram 1

102-134 Hucknall Road

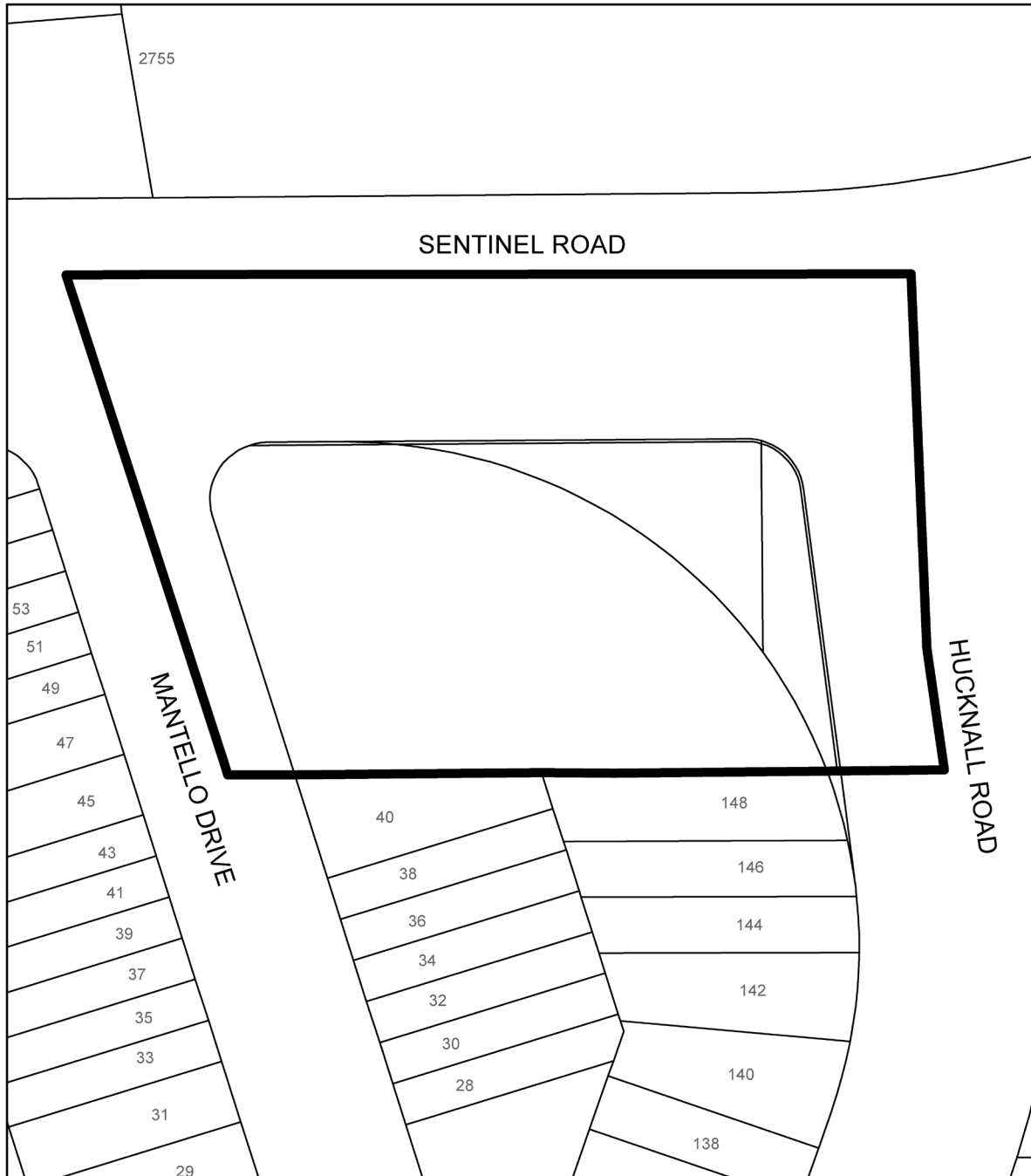
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 **Toronto**
Diagram 2

102-134 Hucknall Road

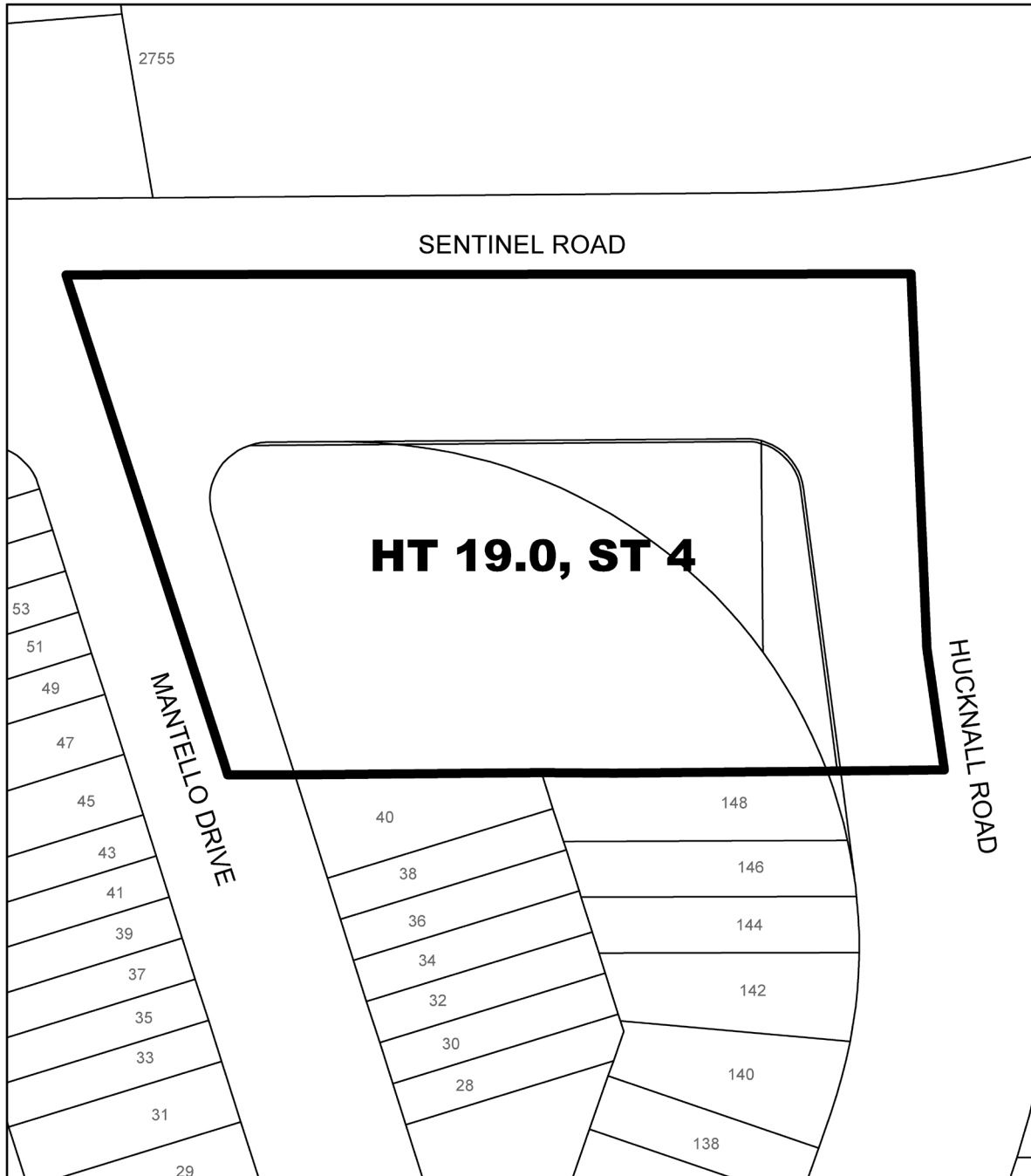
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 **TORONTO**
Diagram 3

102-134 Hucknall Road

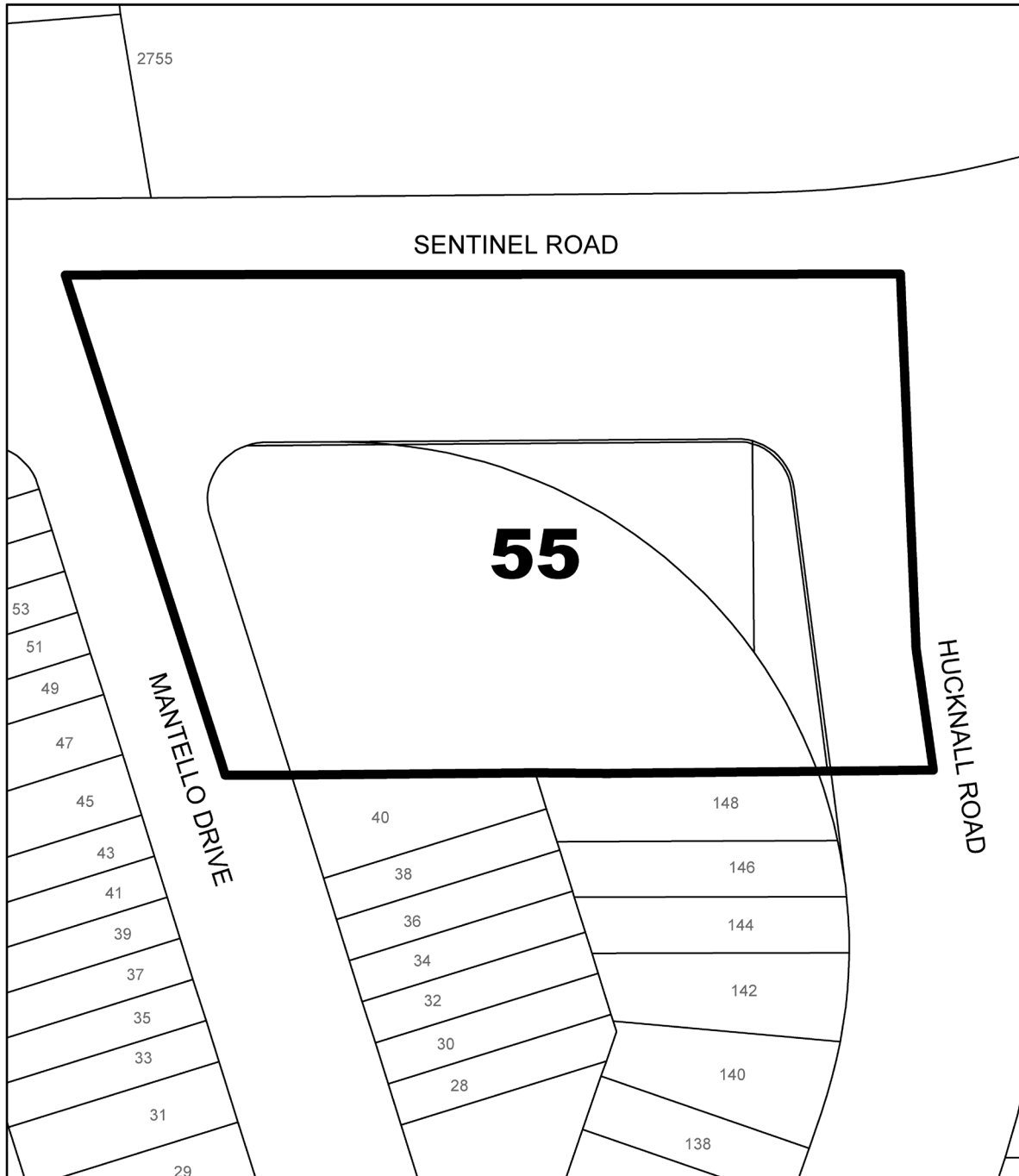
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 **TORONTO**
Diagram 4

102-134 Hucknall Road

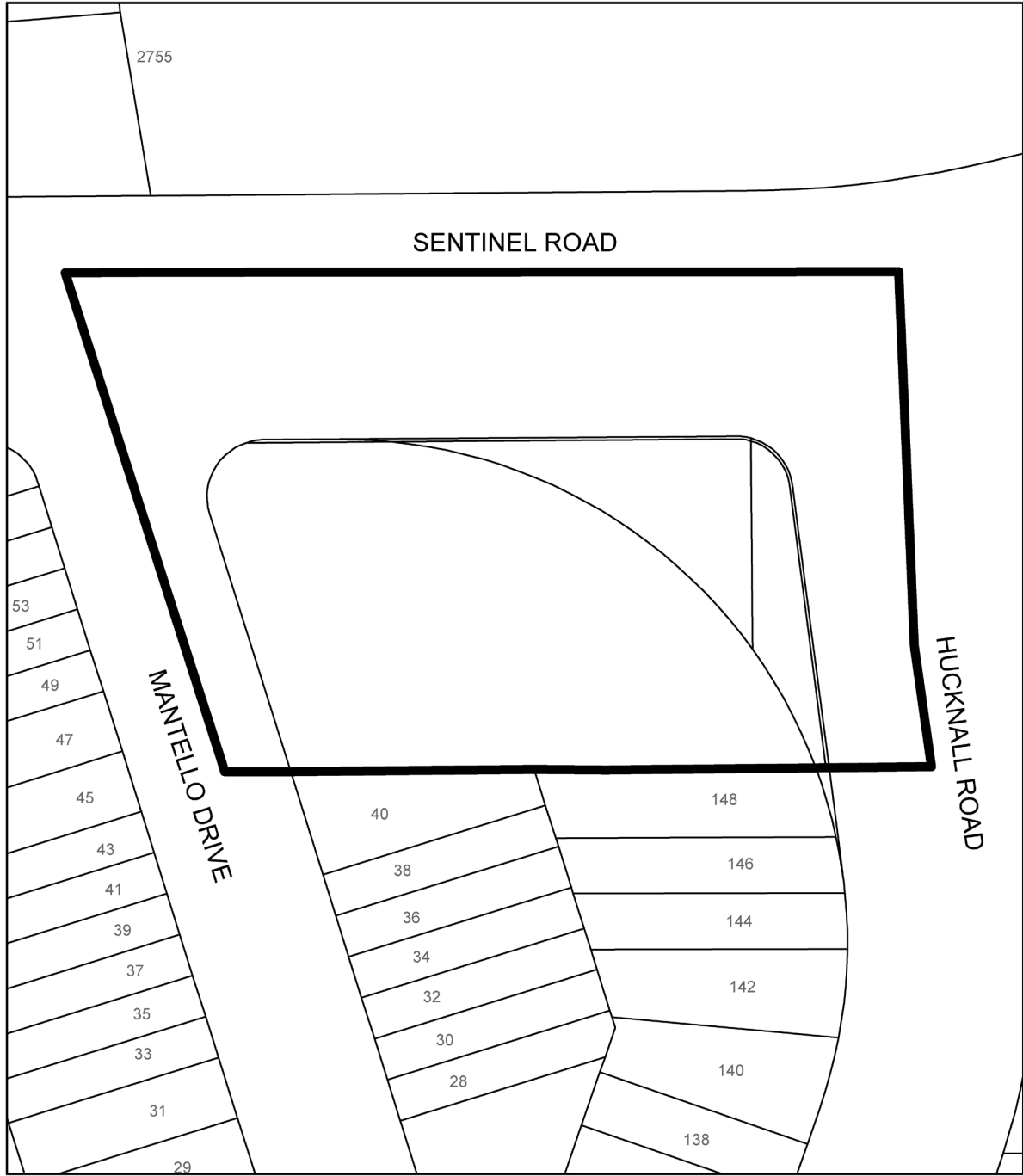
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 **TORONTO**
Diagram 5

102-134 Hucknall Road

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 **Toronto**
Diagram 6

102-134 Hucknall Road

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