

Authority: Toronto and East York Community Council
Item TE34.25, as adopted by City of Toronto Council on
July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 814-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 7 Vanauley Street.

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 label to these lands: R (f16, d2.3, a1248) (x132) 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 995.10.1 and applying the following Policy Area label to these lands: PA 1, as shown on Diagram 6 attached to this By-law.
5. 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 and applying the following height label to these lands: HT 18.5, as shown on Diagram 3 attached to this By-law.
6. 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 and applying the following storey label to these lands: ST 6, as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 60 percent as shown on Diagram 5 attached to this By-law.

8. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands B 3 as shown on Diagram 7 attached to this By-law.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.[2.10] Exception Number [132] so that it reads:

(132) Exception R 132

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 7 Vanauley Street, if the requirements of By-law 814-2022 are complied with, a **building or structure** may be constructed, used, or enlarged in compliance with Regulations (B) to (P) below;
- (B) Regulation 5.10.40.70 (1) does not apply;
- (C) Regulation 10.5.30.11 (2) does not apply;
- (D) Regulations 10.5.30.40 (1) and (2) do not apply;
- (E) Despite Regulation 10.5.40.10 (1), the height of a **building or structure** is the distance between Canadian Geodetic Datum elevation of 93.07 metres and the highest point of the **building or structure**;
- (F) Regulations 10.5.40.20 (1) and (2) do not apply;
- (G) Regulation 10.5.40.60 does not apply;
- (H) Regulation 10.5.40.70 (2) does not apply;
- (I) Regulation 10.5.40.71 does not apply;
- (J) Regulation 10.5.50.10 (4) (5) does not apply;
- (K) Regulation 10.5.60.20 (1) (2) (3) (4) does not apply;
- (L) Despite Regulations 10.10.20.100 (5), Section 150.15.20.1 (1) and (2) does not apply;
- (M) Despite Regulations 10.5.40.71 (2), (6), and Clause 10.10.40.70, the required minimum building setbacks are as shown in metres on Diagram 3 of By-law 814-2022;

- (N) Regulation 10.10.40.81 (2) shall not apply;
- (O) Despite Regulation 150.15.80.1(1), 200.5.1, and Table 200.5.10.1, **vehicle parking spaces** are not required; and
- (P) Despite Regulation 230.5.10.1 (1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:
 - i. A minimum of 38 total **bicycle parking spaces** for the lands.

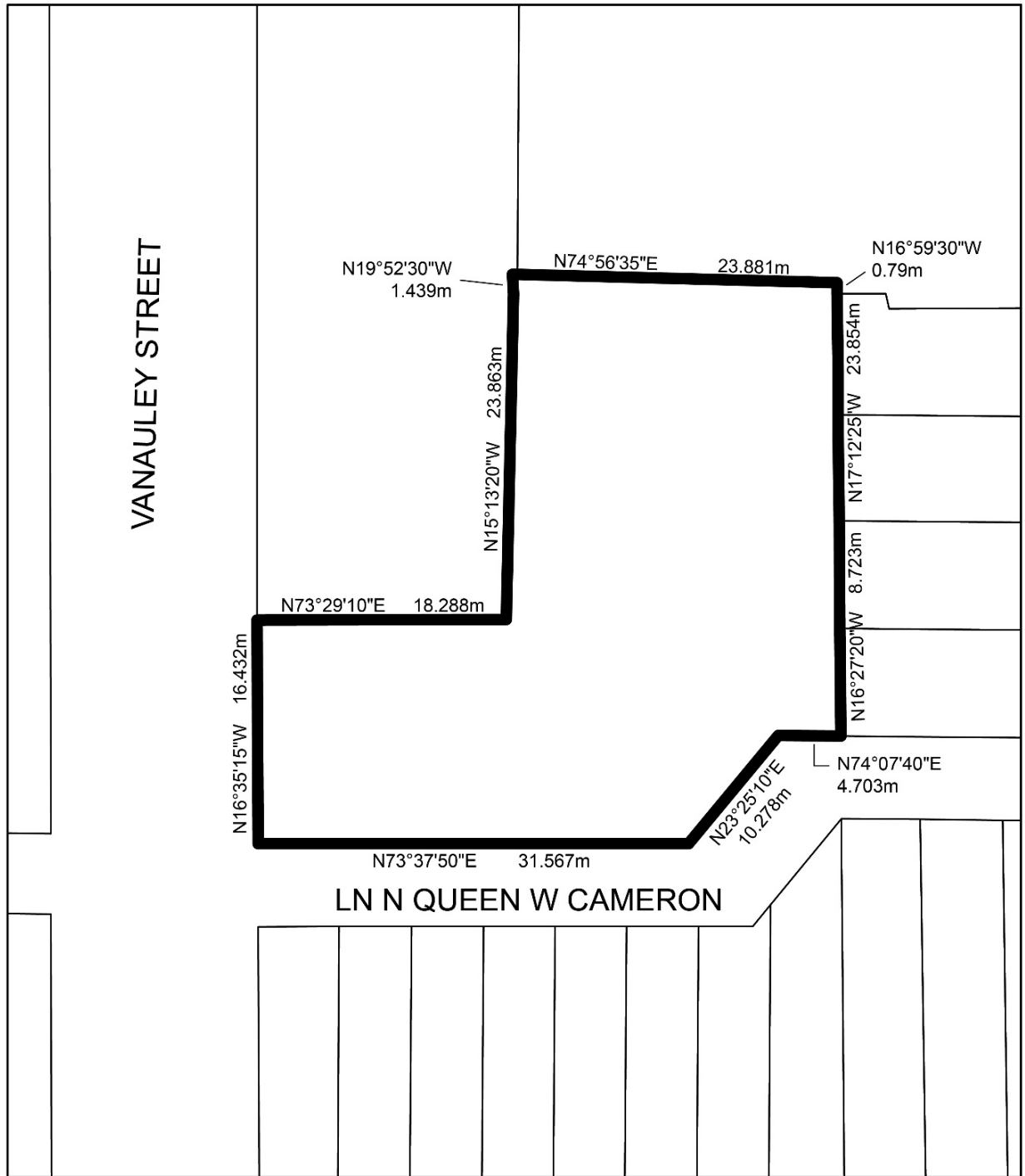
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

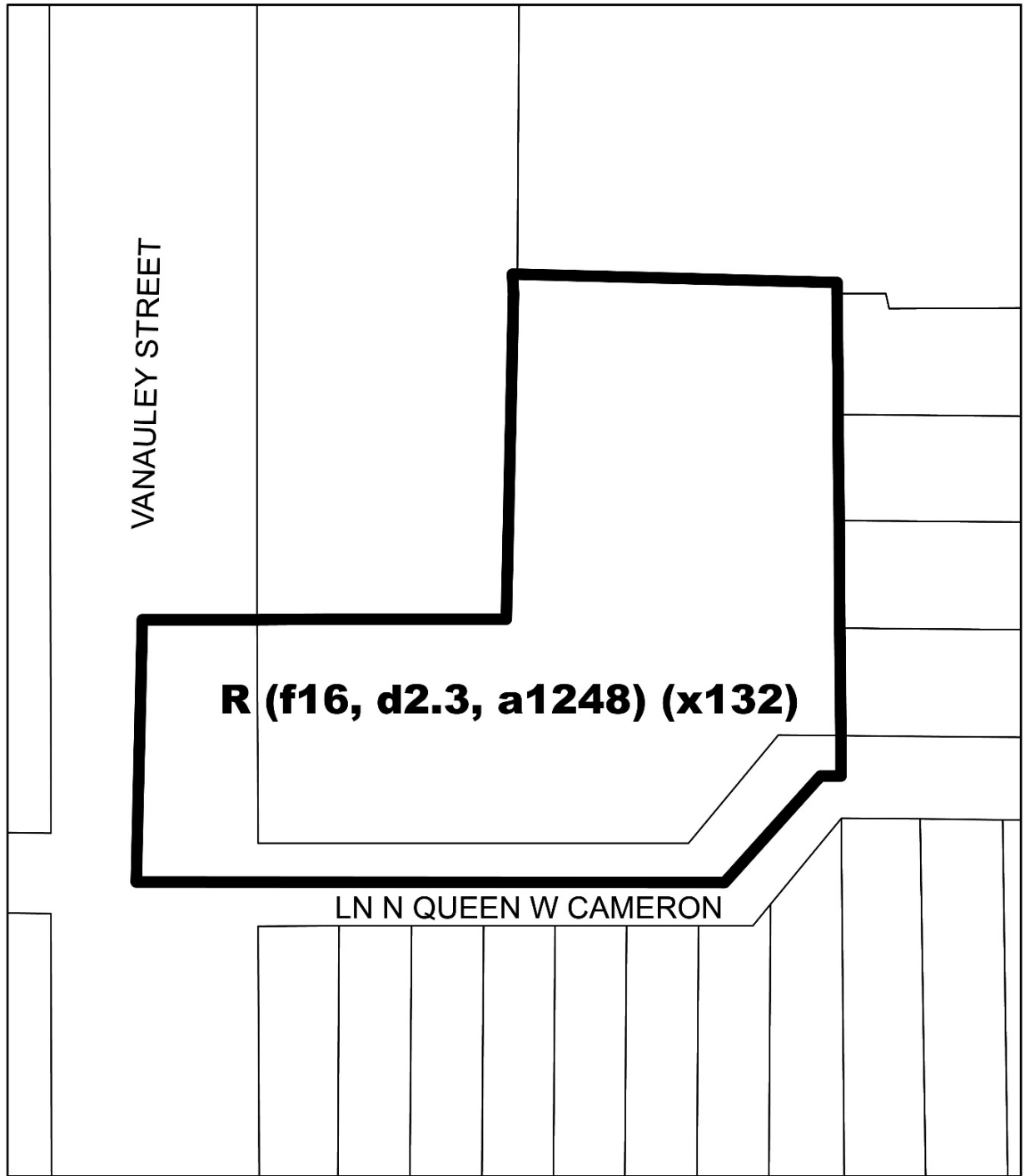
(Seal of the City)



 **TORONTO**
Diagram 1

7 Vanauley Street

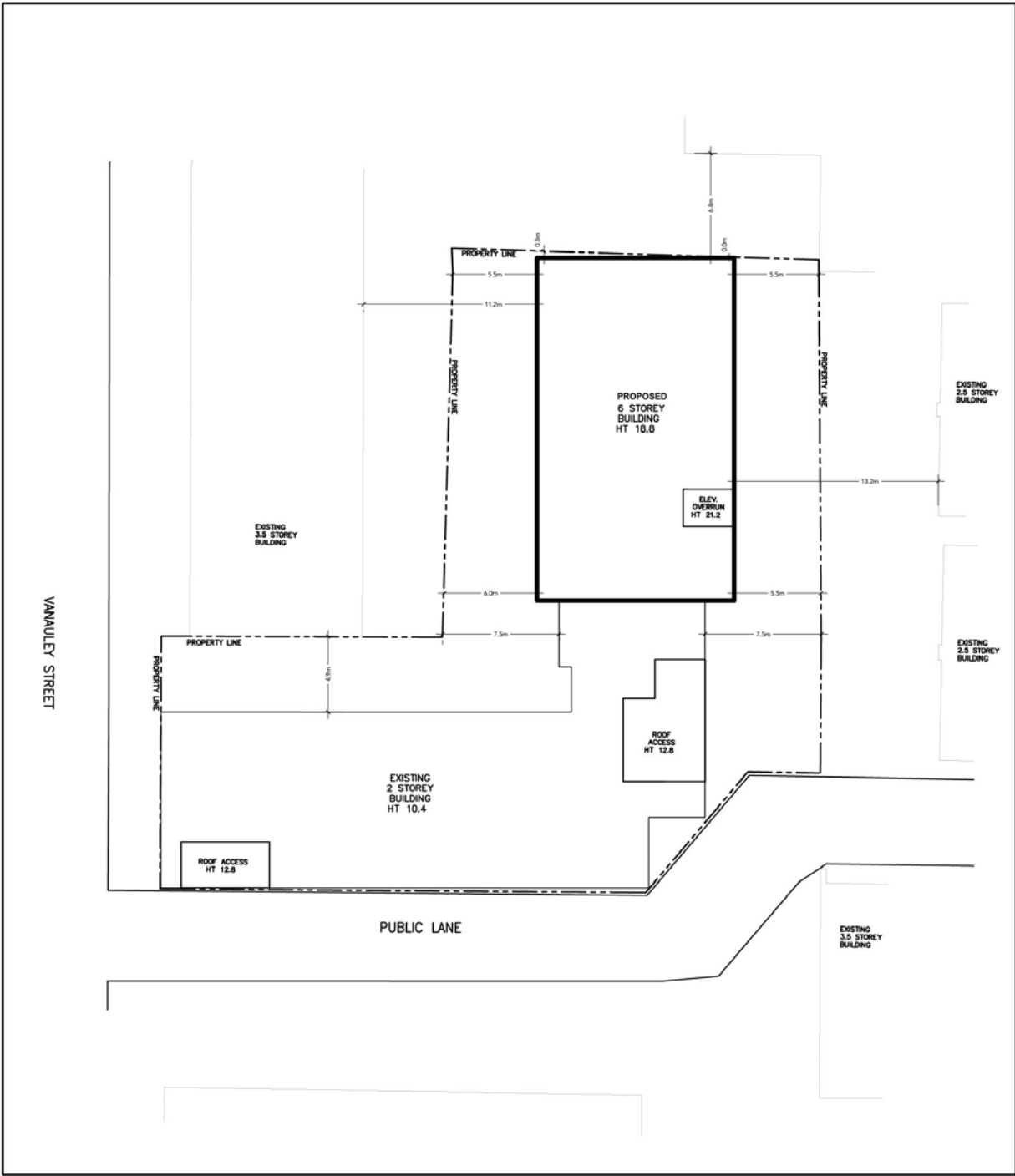
File # 21 195997 STE 10 OZ



VANAULEY STREET

R (f16, d2.3, a1248) (x132)

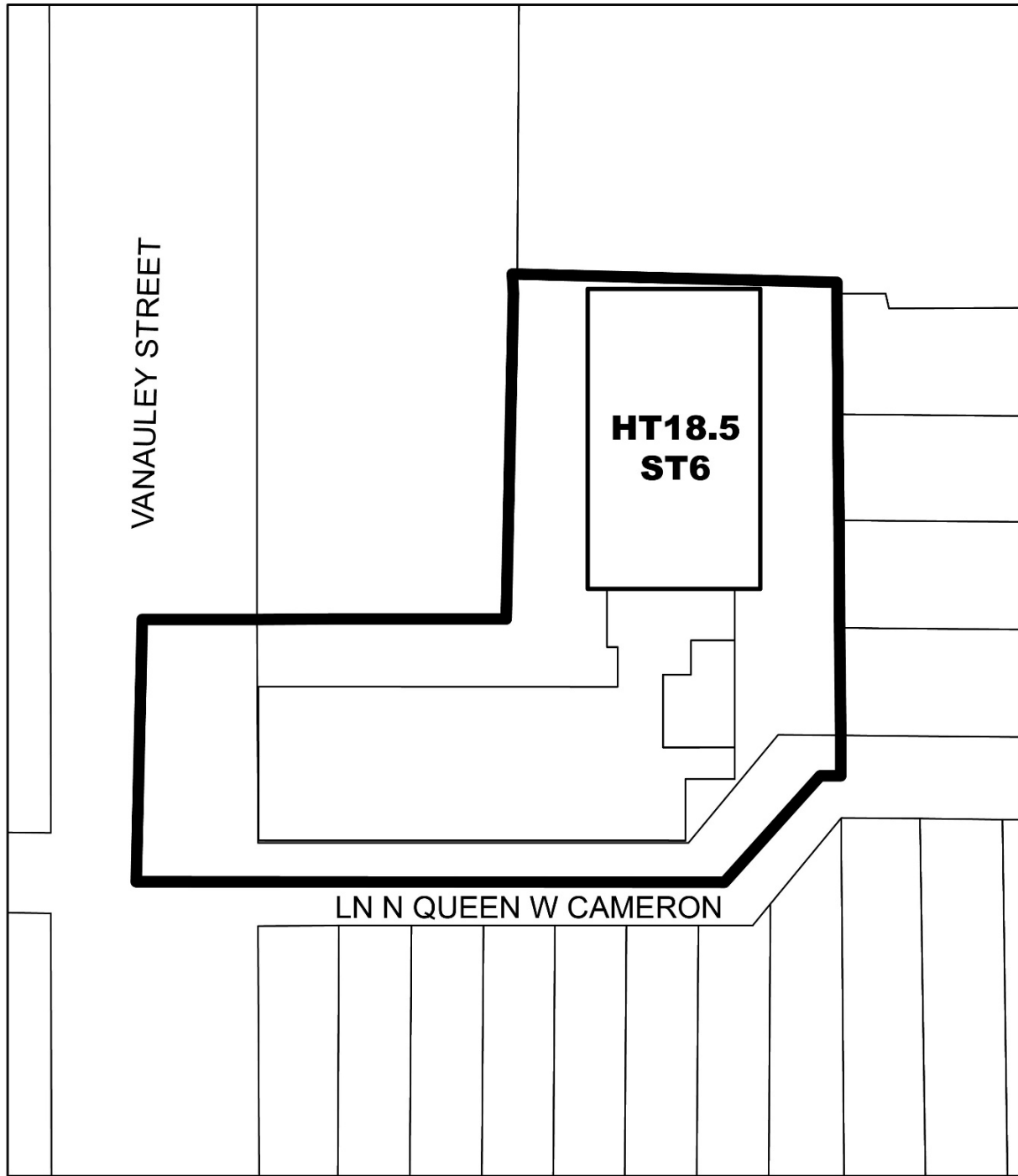
LN N QUEEN W CAMERON



 **TORONTO**
Diagram 3

7 Vanauley Street

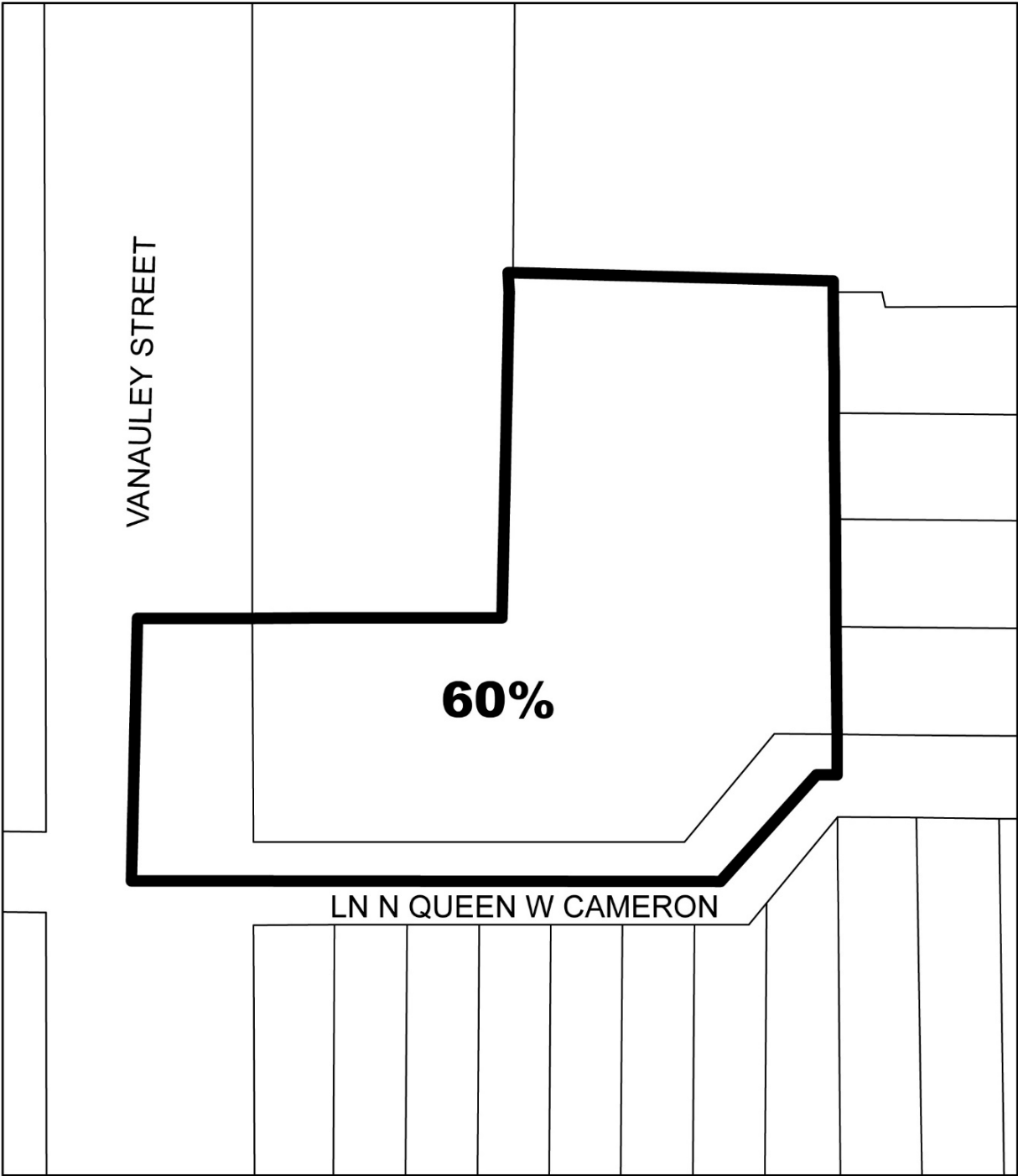
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 **TORONTO**
Diagram 4

7 Vanauley Street

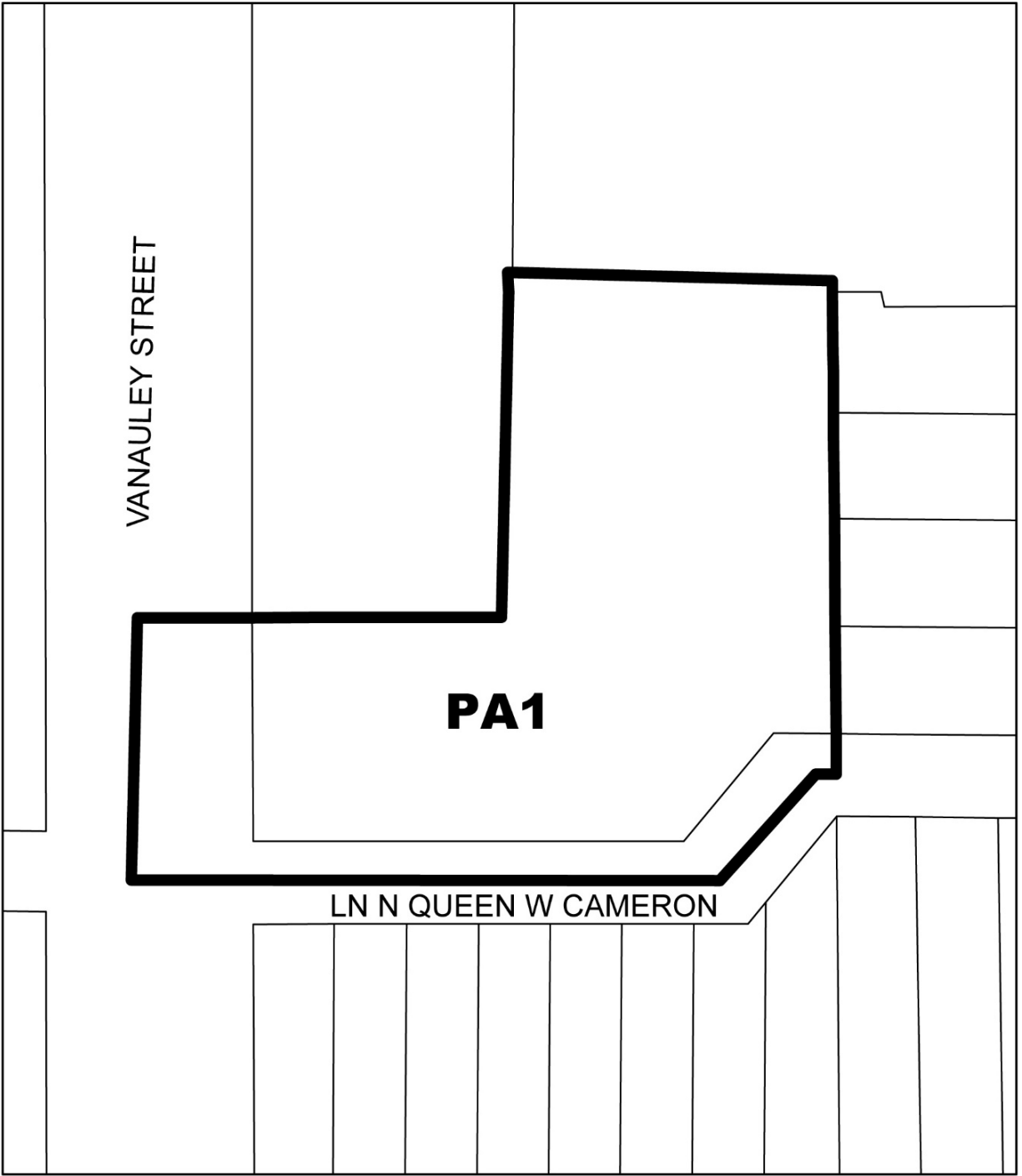
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 **TORONTO**
Diagram 5

7 Vanauley Street

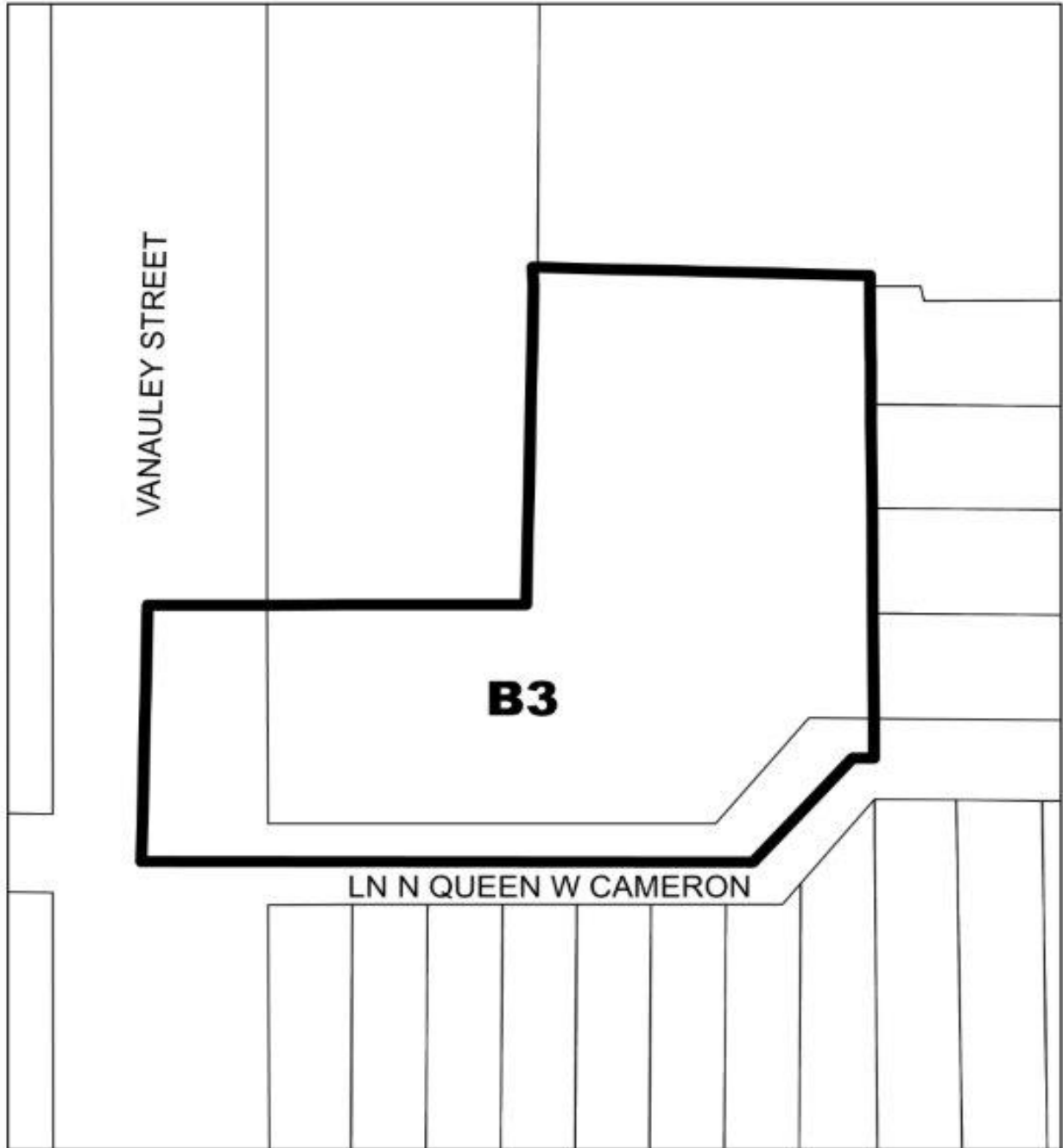
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 **TORONTO**
Diagram 6

7 Vanauley Street

File # 21 195997 STE 10 0Z



 **TORONTO**
Diagram 7

7 Vanauley Street

File # 21 195997 STE 10 02