

Authority: Toronto and East York Community Council
Item TE14.4, as adopted by City of Toronto Council on
June 26 and 27, 2024

City Council voted in favour of this by-law on June 27,
2024

Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 682-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 10-22 Pauline 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. 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 respecting the lands outlined by heavy black lines to a zone label of R(d0.6)(x200) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 200 so that it reads:

(200) Exception R 200

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 lands municipally known as 10-22 Pauline Avenue, if the requirements of By-law 682-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below:

- (B) Despite Regulations 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 682-2024;
- (D) In addition to the equipment and **structures** on the roof of the **building** which may exceed the permitted maximum height for the **building**, as outlined by Regulation 10.5.40.10(3), the following equipment and **structures** may also project beyond the permitted maximum heights shown on Diagram 3 of By-law 682-2024:
 - (i) **building** maintenance units, window washing equipment, built-up roof system, air conditioners, by a maximum of 1.0 metre;
 - (ii) parapets, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
 - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to a balcony, terrace and/or private rooftop amenity terrace, by a maximum of 2.5 metres;
- (E) Regulation 10.5.40.10(4), with respect to the horizontal limits on elements for the functional operation of a **building**, does not apply;
- (F) Regulation 10.5.50.10(4), with respect to **landscaping** requirements for a **lot** with an **apartment building**, does not apply;
- (G) Regulation 10.5.50.10(5), with respect to the requirement for an **apartment building** to provide a strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;
- (H) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** for all **buildings** and **structures** on the **lot** is 4,300 square metres;
- (I) Regulation 10.10.40.50(1), with respect to **amenity space** for an **apartment building**, does not apply;
- (J) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 682-2024;
- (K) Despite Regulations 10.5.40.50(2) and 10.5.40.60(1), a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or within 0.3 metres of a **building**, does not need to comply with the required minimum **building setbacks** for the zone;

- (L) Despite Regulation 10.5.40.60(2)(B), a canopy, awning or similar **structure** that is not covering a platform may encroach into a required minimum **building setback** by a maximum of 5.0 metres in the **front yard**;
- (M) Despite Regulation 10.10.40.80(1), the minimum distance between **main walls** of the same **apartment building** is 1.1 metres;
- (N) Despite Regulation 10.5.60.20(2), there is no required minimum **rear yard setback** for **ancillary buildings**;
- (O) Regulations 10.5.60.20(3) and (4), with respect to required **side yard setbacks** and **setbacks** from the original centerline of a **lane** for **ancillary buildings**, do not apply;
- (P) Despite Regulation 10.5.60.50(2), the maximum floor area of all **ancillary buildings** or **structures** is 300 square metres;
- (Q) Regulation 10.5.80.10(2), with respect to **parking space** locations for an **apartment building**, does not apply;
- (R) Regulation 10.5.100.1(5), with respect to **driveway** access to an **apartment building**, does not apply;
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1(1), a maximum of 32 residential **parking spaces** are permitted;
- (T) Despite Article 200.15.10, no accessible **parking spaces** are required;
- (U) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (V) Despite Regulations 230.5.1.10(6) and (9), "long-term" **bicycle parking spaces** may be located outdoors; and
- (W) Despite Regulation 230.5.1.10(4)(B)(i) the minimum length or vertical clearance of a **bicycle parking space** if placed in a vertical position on a wall, **structure**, or mechanical device is 1.7 metres.

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

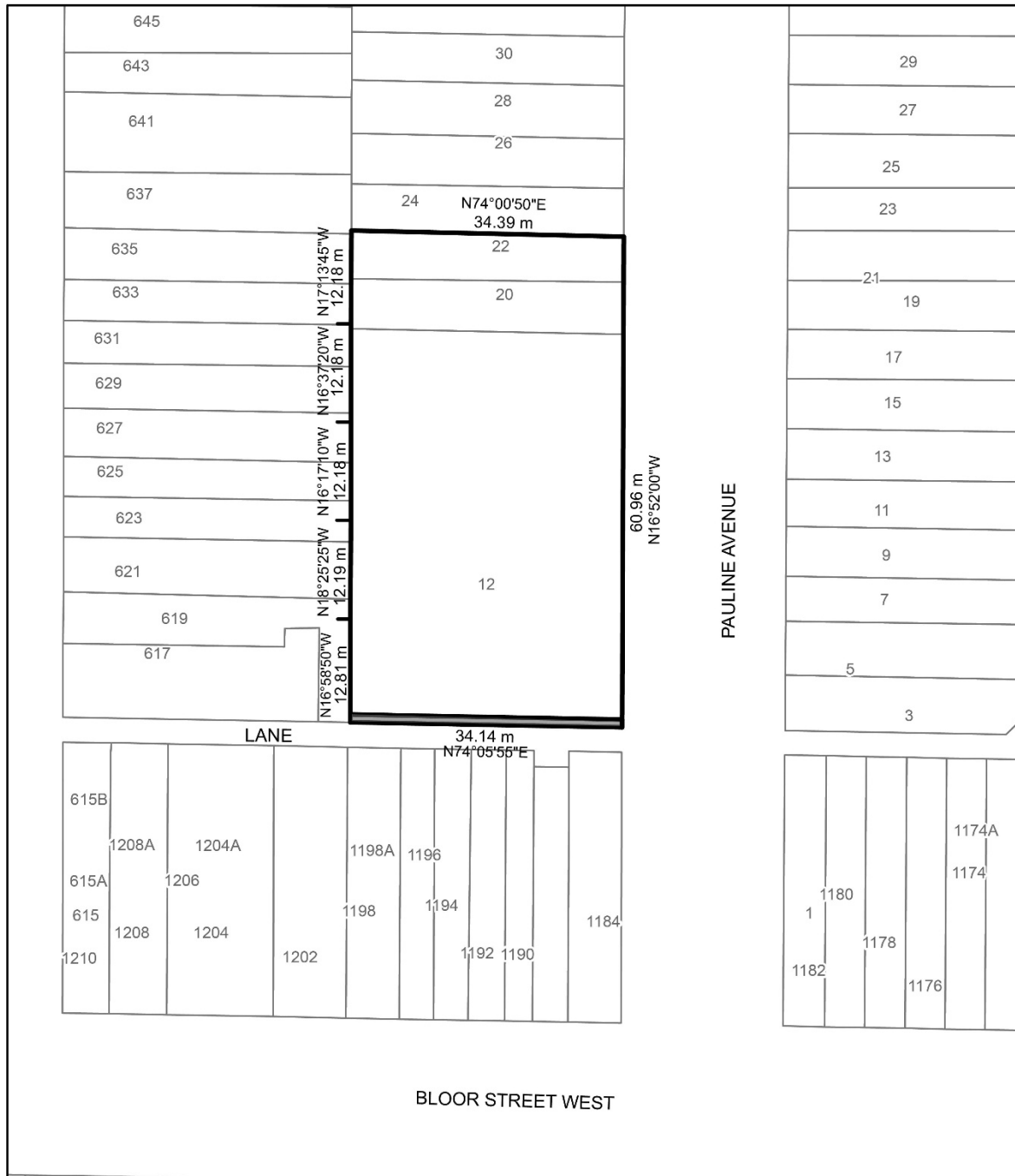
Enacted and passed on June 27, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

10-22 Pauline Avenue

File # 24 106172 STE 09 02

 1.0 Metre Lane Widening


City of Toronto By-law 569-2013
Not to Scale
05/22/2024

Diagram 2

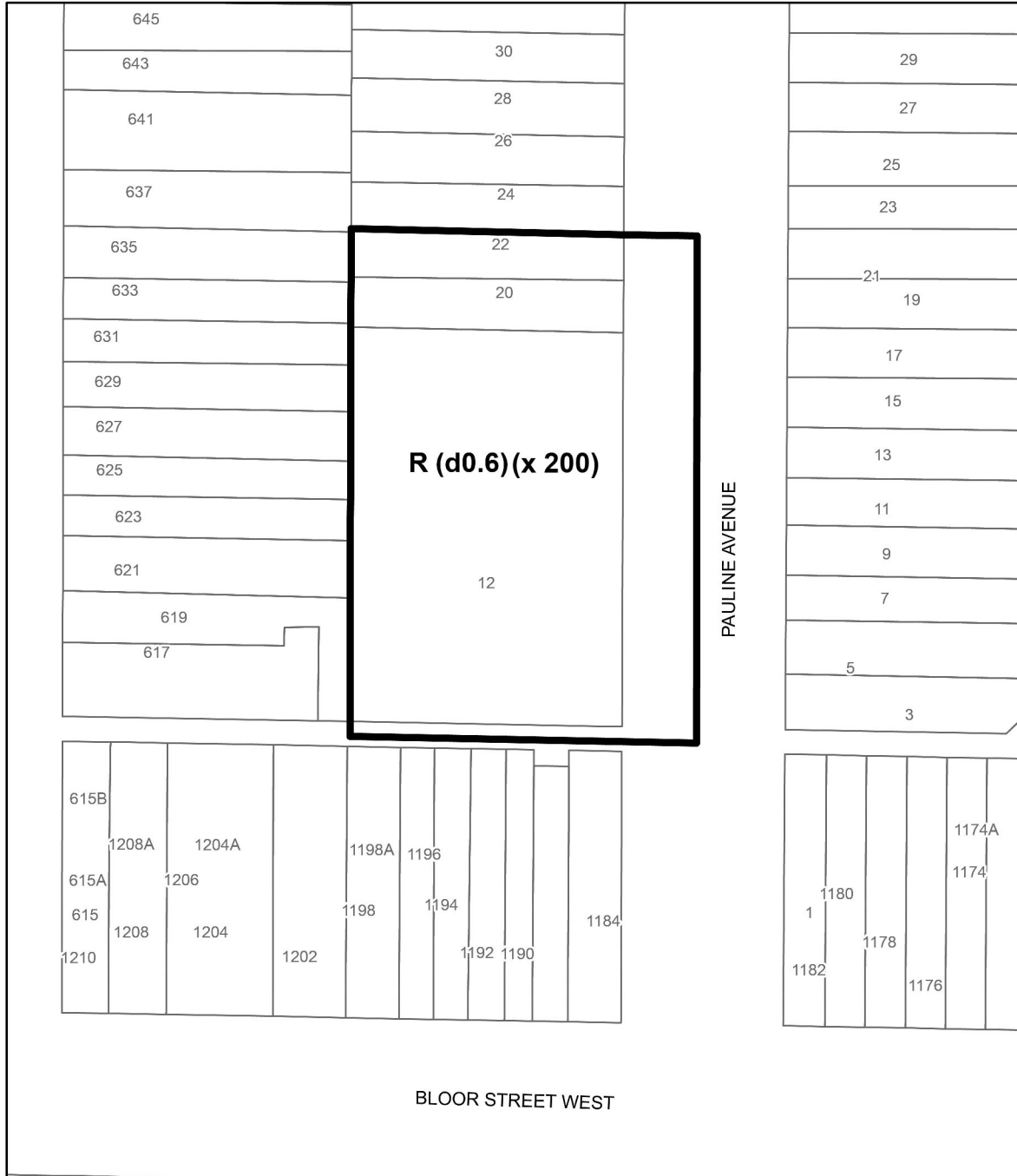
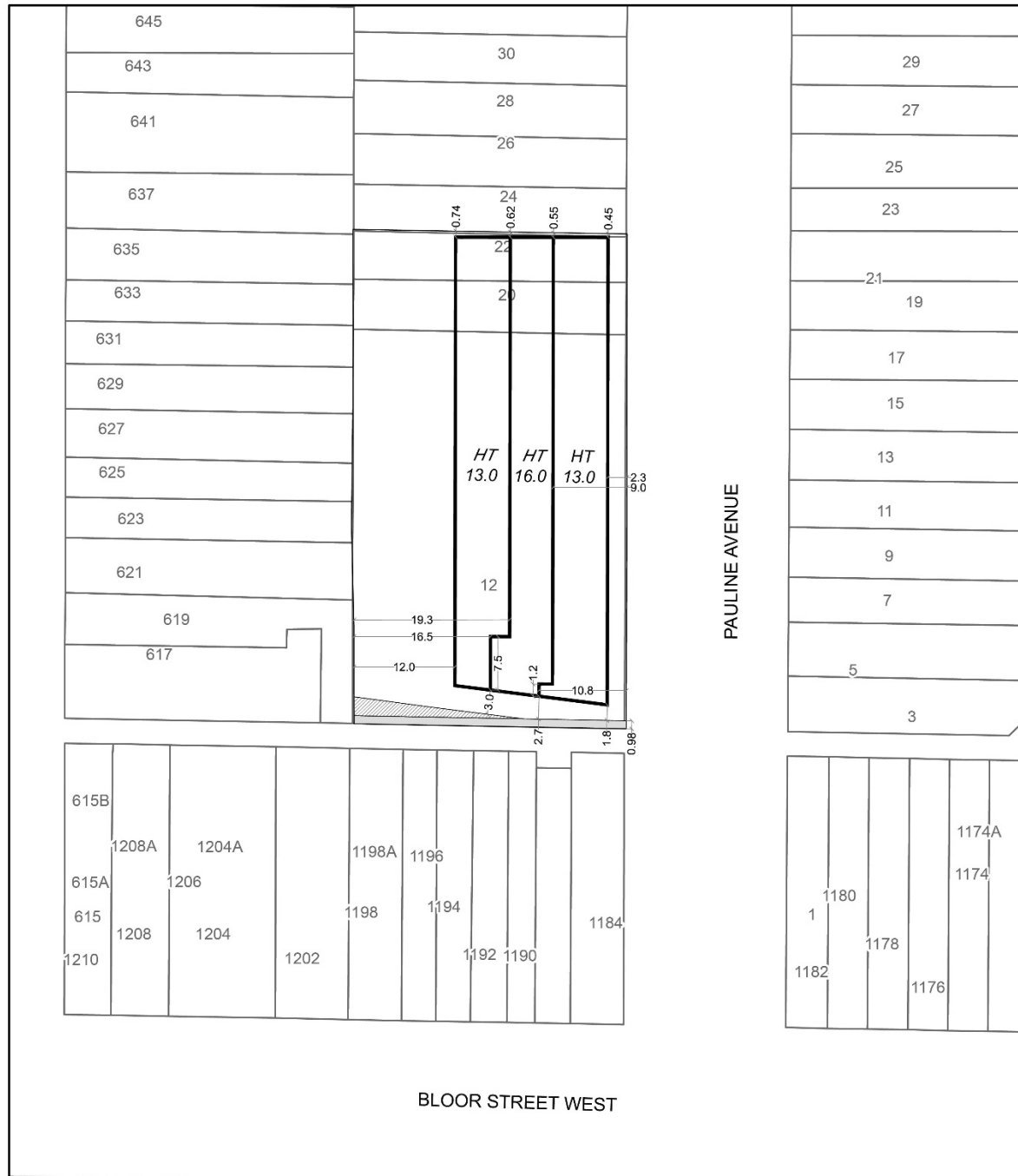




Diagram 3



TORONTO
Diagram 3

10-22 Pauline Avenue

File # 24 106172 STE 09 02

 TTC subsurface easement
 0.98 metre lane widening


 City of Toronto By-law 569-2013
 Not to Scale
 05/22/2024