

Authority: Toronto and East York Community Item
TE17.3, as adopted by City of Toronto Council on
November 13 and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1213-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 100-104 Beverley Street.

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, as amended;

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, as amended, 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 from a zone label of R (f4.5; d1.0) (x834) to a zone label of R (f4.5; d1.0) (211) 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 211 so that it reads:

(211) Exception R 211

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 100-104 Beverley Street, if the requirements of By-law 1213-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below;
- (B) Despite regulation 10.10.40.1(2), a maximum of two **residential buildings** are permitted on the **lot** in the R zone.

- (C) Despite regulation 10.10.40.1(5), in the R zone, a **building** that **has dwelling units** and is in the rear of another **building**, is permitted.
- (D) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 95.53 metres and the elevation of the highest point of the **building** or **structure**;
- (E) 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 1213-2024.
- (F) Despite regulation 10.10.40.10(1), the permitted maximum **gross floor area** of all **residential buildings** is 1,670 square metres.
- (G) The permitted maximum number of **dwelling units** on the **lot** is 21.
- (H) Regulation 10.10.40.30(1) with respect to **building depth** does not apply.
- (I) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1213-2024;
- (J) The minimum required separation distance between two **residential buildings** on a **lot** is shown on Diagram 3 of By-law 1213-2024;
- (K) Despite regulation 10.5.50.10(4), a **lot** with an **apartment building** must have:
 - (i) a minimum of 20 percent of the area of the **lot** for **landscaping**; and
 - (ii) a minimum of 10 percent of the **landscaping** area required in (A), above, must be **soft landscaping**.
- (L) Regulation 10.5.50.10(5), regarding **landscaping** requirement for an **apartment building** abutting another residential **lot**, does not apply.
- (M) Regulation 200.5.10.1(1) and Table 200.5.10.1, with respect to residential visitor **parking spaces**, does not apply.
- (N) Regulation 200.5.10.11(1)(C), with respect to **parking space** requirements for a **lawfully existing building**, shall not apply.

Prevailing By-laws and Prevailing Sections: None Apply

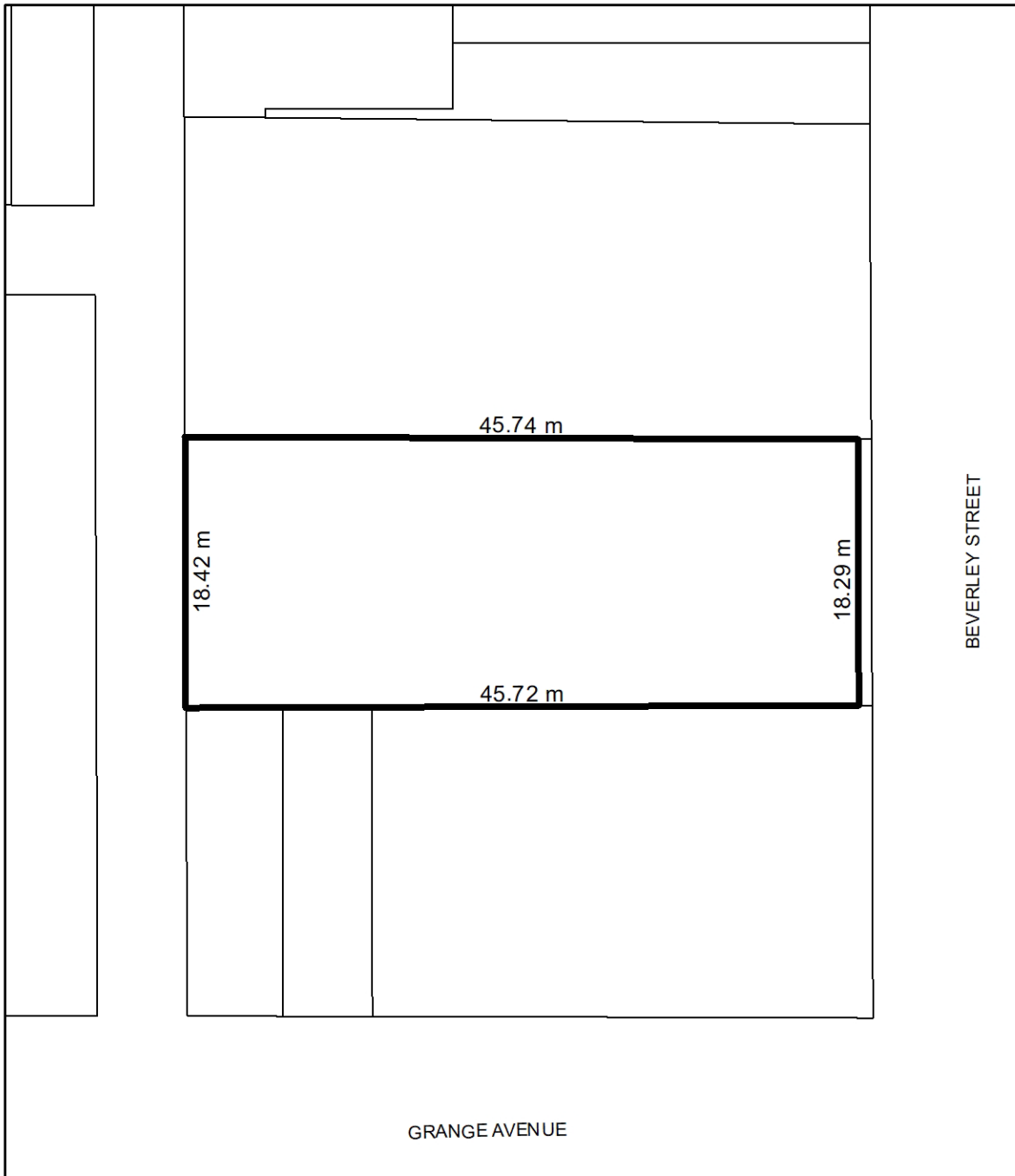
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

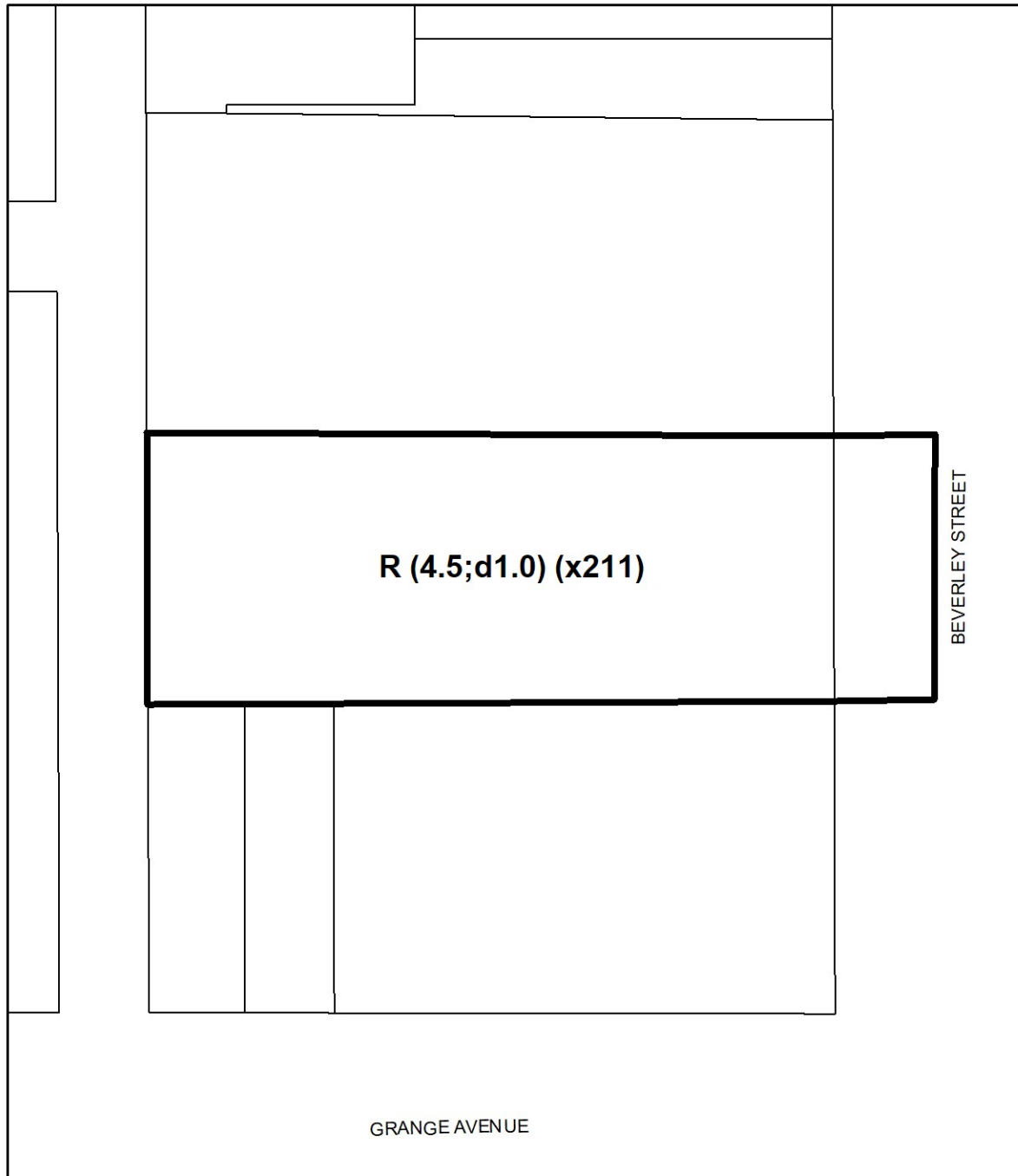
Diagram 1

Toronto
Diagram 1

100-104 Beverley St.

File # 23 112047 STE 10 02

Diagram 2



Toronto
Diagram 2

100-104 Beverley St

File # 23 112047 STE 10 OZ

Diagram 3