Attachment No. 7: Draft Zoning By-law Amendment to the City of Toronto Zoning By-law No. 1156-2010

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

To amend City of Toronto Zoning By-law No. 1156-2010, as amended,
With respect to the lands municipally known as
591 Finch Avenue West

WHEREAS authority is given to Council 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 HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy line on Diagram ‘1’ attached.

2. Zoning By-law No. 1156-2010, as amended, is amended by maintaining the current Residential Apartment (RA) zone, but deleting the current zone label, (f30.0; a1375; d1.5)(x192) and replacing it with (f40.0; a1100; u56; d3.9)(x759), shown on Diagram ‘1’ attached.

3. The By-law is further amended by adding to the Height Overlay Map for the lands subject to this By-law "HT 31.0, ST 10";

4. The By-law is further amended by changing the numerical value on the Lot Coverage Overlay Map for the lands subject to this By-law from "35" to "52";

5. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception RA 759 to Article 900.7.10, so that it reads:

Exception RA 759

The lands covered by this Exception are subject to and must comply with the following:

(A) Regulation 5.10.40.70 (2) does not apply;

(B) Regulation 5.10.80.1(1) Requirement to Provide Parking Spaces does not apply;

(C) Regulation 5.10.80.20(1) Parking Space Setback from a Lot Line does not apply;

(D) Clause 5.10.90.10 Loading Location, does not apply;
(E) Clause 5.10.90.40 Access to Loading Space, does not apply;

(F) Despite Regulation 15.5.50.10(1)(A) Landscaping, a minimum of 37% of the area of the lot must be used for landscaping;

(G) **Building** height is measured from established grade which is equal to a geodetic elevation of 188.9 metres;

(H) In addition to the Height Overlay Map the maximum **building** height of any portion of the building or structure must not exceed the height in metres or storeys, whichever is lesser, as shown for that portion of the building or structure on Diagram ‘2’ of By-law XXX-2011;

(I) Clause 15.10.40.50 Amenity Space does not apply;

(J) A minimum of 40 square metres of indoor amenity space must be provided for the use of all residents;

(K) Clause 15.10.40.70 Setbacks, does not apply;

(L) The minimum required building setbacks shall be shown as Diagram ‘2’ of By-law XXX-2011, for any portion of a building or structure above the geodetic elevation of 188.9 metres;

(M) Despite (L) above, the minimum yard setback for parking structures and associated structures such as vents, air shafts, transformer vaults, stairwells and ramps which are below, at or above established grade shall be 0.0 metres from any lot line;

(N) Regulation 200.5.10.1(1) Parking Space Rates and Regulation 200.5.10.1(2) Provision of Parking Spaces shall not apply;

(O) Section 200.15 Regulations applying to Accessible Parking Spaces shall not apply;

(P) Regulation 230.5.1.10 (12) General Regulations Applying to All Bicycle Parking Spaces does not apply;

(Q) This Exception applies to all of the subject lands regardless of their future severance, partition or division.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD, Mayor
(Corporate Seal)

ULLI S. WATKISS, City Clerk