

Attachment 8: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2014

Enacted by Council: ~, 2014

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~-2014

**To amend City of Toronto Zoning By-law No. 569-2013, as amended,
respecting the lands known municipally as 50 and 52 Bartlett Avenue.**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 569-2013 pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended, with respect to lands municipally known as 50 and 52 Bartlett Avenue;

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 regarding the proposed Zoning By-law amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

- (1) None of the provisions of Articles 10.5, and 10.10, and 200.5.1(3), and 200.5.10.1 (1), and 230.5.1.10 (2), and 230.5.1.10 (9)(B) and 230.5.10.1, and 800.50 with respect to “**established grade**”, “**height**”, and “**stacked parking space**” of City of Toronto By-law No. 569-2013, being a By-law that “regulates the use of land, the bulk, height, location, erection and use of buildings and structures, the provision of parking spaces, loading spaces and other associated matters in the City of Toronto” as amended, shall apply to prevent the erection and use of an **apartment building** on the **lot**, provided that:
 - (A) The **lot** is comprised of those lands shown outlined by broken lines on Diagram 1 attached and forming part of this By-law;
 - (B) No portion of any building or structure to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 2 attached to and forming part of this By-law;
 - (C) Despite subsection (2) herein, mechanical vents, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railing, awnings, canopies and other minor architectural projections shall be permitted to project no more than 0.5 metres;
 - (D) The **height** of the **building** on the **lot** shall not exceed the twelve (12) metres;
 - (E) The **gross floor area** of the **building** on the **lot** does not exceed 3,000 square metres;
 - (F) The maximum permitted number of **dwelling units** shall be sixteen (16);

- (G) A minimum of seventeen (17) **parking spaces** must be provided for the exclusive use of residents, all of which must be provided in **stacked parking spaces**;
 - (H) Despite 200.5.10.1 (1) no visitor parking space is required;
 - (I) the minimum size of a **stacked parking space** must be no less than 2.5 meters in width, 5.3 meters in length, and 1.7 meters in height;
 - (J) the minimum platform plate dimensions of a **stacked parking space** must be 2.4 meters in width and 5.0 metres in length;
 - (K) A minimum of twelve (12) bicycle parking spaces must be provided and maintained on the **lot**;
 - (L) The required bicycle parking spaces must be provided as follows:
 - (i) ten (10) **bicycle parking spaces** for the exclusive use of residents of the **building**; and,
 - (ii) two (2) **bicycle parking spaces** for the exclusive use of visitors of the **building**.
- (2) For the purposes of this By-law, the **Gross Floor Area** of an **apartment building** on the **lot** shall be further reduced by:
- (A) any area in the **building** used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunication equipment or utility that serves the **building**, whether above or below grade;
 - (B) any area in the **building** used exclusively for the parking of motor vehicles or bicycles, storage or any ancillary use, whether above or below grade; and,
 - (C) the floor area of unenclosed residential balconies or terraces.
- (3) For the purposes of this By-law, the terms set forth in bold type shall have the same meaning as such terms have for the purposes of By-law No. 569-2013 as amended except that the following definitions shall apply:
- (A) “**established grade**” shall mean 113.61 metres Canadian Geodetic Datum.
 - (B) “**height**” means the vertical distance between **established grade** and the highest point of the building or structure.
 - (C) “**stacked parking space**” shall mean a mechanical motor vehicle parking facility with parking spaces which:
 - (i) are positioned above each other or below the floor of the parking garage; and
 - (ii) may not be readily accessible at all times without maneuvering another vehicle or a mechanical device that rises above the floor grade of the parking garage.

Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**;

ENACTED AND PASSED this ~ day of ~, 2014.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)