

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2014]

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 1267 King Street West.**

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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Map 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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.2.10 Exception Number 821 by adding a new regulation (B), which reads:
  - (B) On 1267 King Street West:
    - (i) None of the regulations of 10.5.50.10(1)D, 10.5.50.10(3)(A), 10.5.80.10(7), 150.10.40.40(3), 150.10.80.1(1), 200.5.10.1, and 230.5.1.10(4), (5), and (6) of city of Toronto By-law 569-2013 apply to prevent the interior alteration to the existing **dwelling unit** with 9 **secondary suites** on the **lot** if (a) to (h) are complied with:
      - a) The **dwelling unit** may contain a maximum of 9 **secondary suites**;
      - b) The average **interior floor area** for the 1 **dwelling unit** and the 9 **secondary suites** must be no less than 22.28 square metres;
      - c) The minimum **interior floor area** of the **dwelling unit** is 45.0 square metres;
      - d) The **interior floor area** of each **secondary suite** is a minimum of 16.4 square metres, and no more than 2 **secondary suites** may have an **interior floor area** of less than 17.0 square metres;
      - e) A minimum of 1 **parking space** must be provided and maintained in the rear yard;

- f) An area allocated in the **rear yard** for parking and securing 10 bicycles, not within a secured room, enclosure, or bicycle locker must be provided and maintained;
- g) The existing 4.7 square metres of front yard soft landscaping must be maintained; and
- h) Except as otherwise provided herein, the provisions of By-law 569-2013, shall continue to apply to the **lot**.

Enacted and passed on **month ##, 20##.**

**Name,**

Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

