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

Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

## BY-LAW No. XXX-2017

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017, as 796, 798 and 802 Broadview Avenue.

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 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 No. 569-2013, Chapter 800 Definitions;
- Zoning By-law No. 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 CR 2.5 (c0.5; r2.5) SS2 (109), as shown on Diagram 3 attached to this By-law;
- **4.** Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 109 so that it reads:

## **Exception CR 109**

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 796, 798, 800 and 802 Broadview Avenue, nothing prevents the erection or use of a **building**, **structure**, addition or enlargement if it is in compliance with regulations (B) to (Q) below;
- (B) Despite Regulation 40.10.20.20(1), a **public parking** use is not permitted.
- (C) Despite Regulations 5.10.40.70(1) and (2), 40.10.40.70(2), 40.10.40.1(1) and (6)(A), and 600.10.10, a **building** or **structure** must be located entirely within the area delineated by heavy lines on Diagram 3 of By-law XXX-2017;

- (D) Despite Regulations 40.5.40.10(3)-(7) and 40.10.40.10.(2), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 of Bylaw XXX-2017, with the exception of the following:
  - (i) mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, screens, stairs, window washing equipment, lightning rods, architectural features, elements of a **green roof** are permitted to extend a maximum of 4.2 metres above the heights shown on Diagram 3 of By-law XXX-2017; and
- (E) In addition to encroachments permitted in Section 40.10.40.60, the following may encroach into a required **building setback** shown on Diagram 3 of By-law XXX-2017 as follows:
  - (i) awnings, canopies and window washing equipment to a maximum of 3.0 metres:
  - (ii) doors, cornices, ornamental elements, parapets, architectural flutes, pillars, pergolas, trellises, eaves, ventilation shafts, guardrails, balustrades, railings, wheel chair ramps, columns, piers, window sills, light fixtures, to a maximum of 1.2 metres; and
  - (iii) Balconies are permitted to encroach a maximum of 1.5 metres except that balconies are not permitted on the northernmost or southernmost façade of the building; and
- (F) Despite Regulation 40.10.40.10.(5), the maximum height of the first **storey** is 4.5 metres.
- (F) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 115.83 metres in the year 2017;
- (G) The maximum number of **storeys** permitted is 6;
- (H) The total **gross floor area** of all **buildings** and **structures** as shown on Diagram 3 of By-law XXX-2017, must not exceed 3,800 square metres, and:
  - i. residential uses symbolized by the letter 'r', in Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 2,800 square metres; and

- ii. non-residential uses symbolized by the letter 'c', in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 400 square metres; and
- (I) A maximum of 30 **dwelling units** are permitted, of which 13 must be two or three bedroom **dwelling units**;
- (J) A minimum of 2 non-residential units are permitted;
- (K) The maximum **gross floor area** of a non-residential unit shall be 265 square metres;
- (L) Despite Regulations 40.10.40.50(1) and 40.10.50.10(3), residential **amenity space** must be provided and maintained as follows:
  - i. a minimum of 78 square metres as indoor **amenity space**; and
  - ii. a minimum of 60 square metres as outdoor **amenity space**, of which at least 40.0 square metres must be provided in a location adjoining or directly accessible from indoor **residential amenity space**; and
- (M) Despite Regulation 40.10.40.50(2), no outdoor **amenity space** is required for non-residential uses on the lands:
- (N) Despite Regulation 40.10.40.1.(1), the **residential amenity space** can be located at the same level as non-residential uses.
- (O) Despite Regulations 200.5.10.1, 200.15.10(1), and 200.15.1.5(1)(A), **parking spaces** must be provided and maintained as follows:
  - (a) 0.5 parking spaces for each one bedroom dwelling unit;
  - (b) 0.75 parking spaces for each two or three bedroom dwelling unit;
  - (c) 0.06 visitor parking spaces for each dwelling unit;
  - (d) 1 parking space for each 100 square metres of non-residential gross floor area; and
  - (e) a minimum of 2 accessible **parking spaces** are required;
- (P) Despite Regulation 40.10.90.40.(3), vehicular access is permitted through a **main wall** that faces a **street.**

- (Q) Despite Regulations 230.5.10.1(5)(A), and 230.5.10.1(2), A minimum of 32 bicycle parking spaces must be provided and maintained for the mixed use building in accordance with the following:
  - i. A minimum of 28 long-term bicycle parking spaces; and
  - ii. A minimum of 4 short-term bicycle parking.

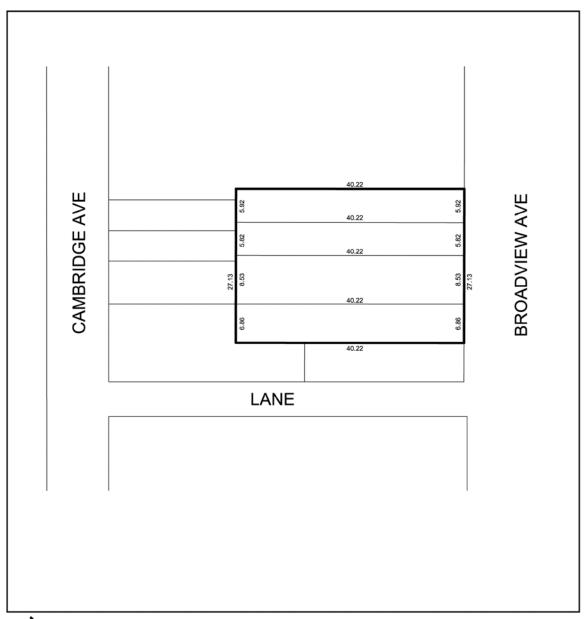
Prevailing By-laws and Prevailing Sections:

(A) Section 12(2)270(a) of former City of Toronto By-law 438-86.

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

Name,
Ulli S. Watkiss,
Speaker
City Clerk

(Seal of the City)

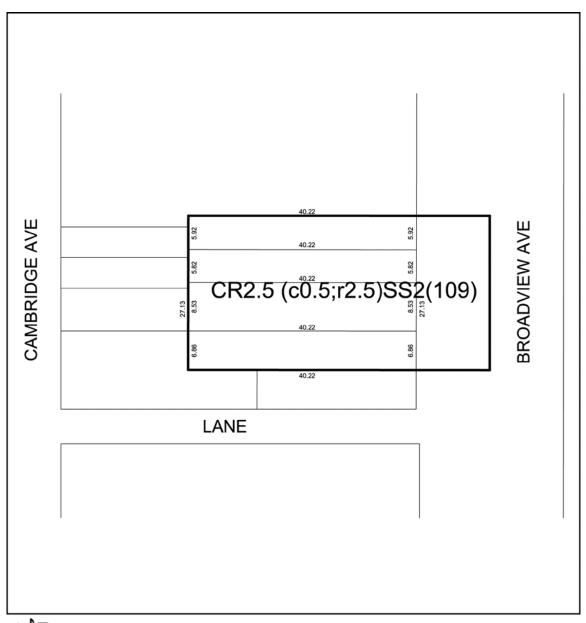


TORONTO City Planning
Diagram 1

796-802 Broadview Avenue

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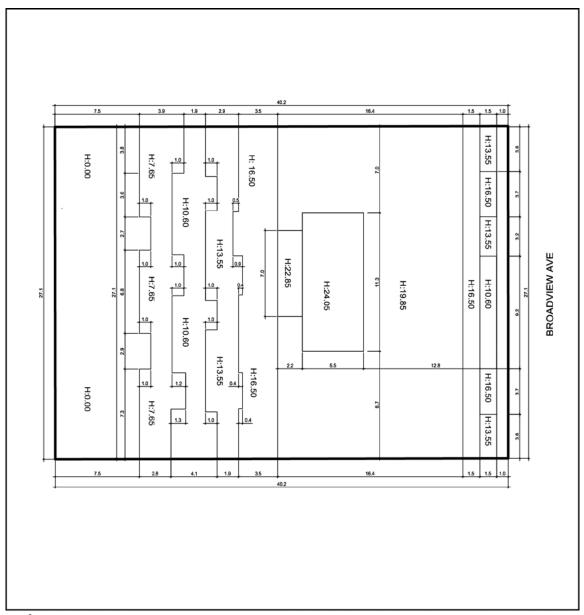


TORONTO City Planning
Diagram 2

796-802 Broadview Avenue

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796-802 Broadview Avenue

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