

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;
3. 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 By-law 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,

Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





