

Draft Zoning By-law Amendment (June 30, 2020)

Authority: Toronto and East York Community Council Item ##, adopted by City of Toronto Council on ~, 2020

**CITY OF TORONTO
BY-LAW No. ~-2020**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 274 St. Johns Road, 625-637 Runnymede Road and 40 Fisker Avenue

Whereas Council of the City of Toronto has the authority 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 hereby 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 adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10, and amending the zone label for all of the lands subject to this By-law to: IH (x5), as shown on Diagram 3 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Policy Areas Overlay Map in Section 995.10.1, with no label.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Height Overlay Map in Section 995.20.1 and applying the following label to these lands: HT 10.0, as shown on Diagram 4 attached to this By-laws.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, with no label.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines in Diagram 2 attached to this By-law to the Rooming House Overlay Map in Section 995.40.1, with no label.

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article **900.31.10** Exception IH 5 so that it reads:

Exception IH 5

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 274 St. Johns Road, 625-637 Runnymede Road and 40 Fisker Avenue, as shown on Diagram 1 of this By-law, a **building, structure**, addition or enlargement is permitted in compliance with (B) through (H) below;
- (B) Despite regulation 80.20.40.40(1), the permitted maximum combined **gross floor area** for a **hospital, nursing home and ancillary uses** is 28,000 square metres;
- (C) Despite regulation 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic elevation of 119.0 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulations 80.20.40.10(1), the permitted maximum height of any **building** or **structure** on the **lot** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 5 of By-law [**Clerks to supply by-law ##**], inclusive of rooftop facilities, elements, **structures** and mechanical penthouse otherwise permitted by clause 80.5.40.10;
- (E) Despite clause 80.20.40.70, the required minimum **building setback** in metres are as shown on Diagram 5 of By-law [**Clerks to supply by-law ##**];
- (F) Despite regulations 200.5.10.1.(1), vehicle **parking spaces** must be provided on the **lot** in accordance with the following:
 - (i) a minimum of 0.42 **parking spaces** per 100 square metres of existing **gross floor area** must be provided for the existing **hospital**; and
 - (ii) a minimum of 0.30 **parking spaces** per **bed-sitting room** must be provided for the **nursing home**;
- (G) Regulation 200.15.1(4), with respect to the location of accessible **parking spaces**, does not apply; and
- (H) Despite clause 220.5.10.1, a minimum of 3 Type “B” **loading spaces** and 2 Type “C” **loading spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

9. The provisions of this By-law shall apply to all of the lands shown on Diagram 1 attached to this By-law collectively regardless of future severance, partition or division.

ENACTED AND PASSED this _____ day of _____, 2020.

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk









