

# **DRAFT Minister's Zoning Order – 150 Dunn Avenue (Part of a Larger Parcel of Land Including 74, 82, 130, 160, and 162 Dunn Avenue, 1-17 Close Avenue, and 74 and 78 Springhurst Avenue)**

## **Definitions**

1. In this Order,

"Ancillary" means a use, building or structure that is naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to the apartment building on the same land, including but not limited to,

- (a) administrative offices,
- (b) kitchen and dining facilities, and
- (c) activity rooms and lounges

"Apartment building" means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.

"Zoning By-law" means City of Toronto Zoning By-law No. 569-2013, and former City of Toronto Zoning By-law 438-86 as amended.

## **Application**

2.(1) This Order applies to lands in the City of Toronto in the Province of Ontario, being PL 427 PT LT 77 LT 76, LTS 87,89,95 LTS 78-85, PL 1061 LTS 1-2, PL 427 LT 75-77 EXEMPT PER SEC.3(1)6 A/ACT \*\*GRID S0437

## **Permitted Uses**

3.(1) Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection 2(1), except as described in section 4 and for an apartment building associated with a health care institution and ancillary uses, buildings or structures;

## **Zoning Requirements**

4.(1) Despite the zoning by-law, the requirements for the lands described in section 2 and to which subsection 3(1) applies are as follows:

- i. Regulations ii) through xiii) apply only to lands that exist in a generally northern direction parallel to Dunn Avenue from PL 427 PT LT89 \*\*Pre Dec 2018 GRID#S1407 \*\*GRID S0437 for 48 metres at a depth equal to PL 427 PT LT89 \*\*Pre Dec 2018 GRID#S1407 \*\*GRID S0437
- ii. An apartment building associated with a health institution is not required to be assigned a defined part of the parcel of land.
- iii. The minimum building setback from a front lot line is 5 metres.
- iv. The maximum building depth is 25 metres.

- v. The minimum setback for an accessory structure is 0.1 metres.
- vi. A pergola is permitted in a front yard.
- vii. The maximum projection of a platform into required setbacks is 6 metres.
- viii. The maximum permitted height is 16 metres measured from the Canadian geodetic datum of 91.25 metres.
- ix. No parking is required parking for an apartment building associated with a health institution.
- x. No loading space is required for an apartment building associated with a health institution.
- xi. Bicycle Parking Spaces means an area that is equipped with a bicycle rack, stacked bicycle rack or locker for the purpose of securing bicycles.
- xii. The minimum vertical clearance for each stacked bicycle parking space provided is 1.1 metres and the minimum width of a bicycle parking space is 0.45 metres.
- xiii. No setback is required for an ancillary structure from a public lane nor centre line of a public lane.

(2) Except as provided in subsection (1), the provisions of the zoning by-law continue to apply.

### **Terms of use**

5.(1) Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

### **Deemed by-law**

6. This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Toronto.