

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 2022

CITY OF TORONTO

BY-LAW 2022-xxxx

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 46 and 48 Laing Street

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

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 subject to this By-law from a zone label of R (d1.0 (x449) to a zone label of R (xXX) ([the Zoning By-law team will provide the exception number](#)) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 14.0, ST 4, to a height and storey label of HT 13.0, ST 4 as shown on Diagram 3 attached to this By-law.

Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number [XX] so that it reads:

(XX) Exception R XX

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:

1. On 46-48 Laing Street, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], if the requirements of Schedule A of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (R) below:
2. Despite Regulation 10.10.30.10(1), there shall be no minimum **lot area**
3. Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Sears Street;
4. Despite Regulations 10.5.40.10(1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 77.35 metres and elevation of the highest point of the **building** or **structure**;

Despite Regulation 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law [Clerks to supply By-law ##];

5. Despite Regulations 10.5.40.10(2), (3), no portion of a building or structure may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law ###-2022, with the exception of the following:
 - (i) Parapets, cornices, roof drainage, flues, eaves, vents, elements of a **green roof**, insulation and roof surface materials, **landscaping**, planters.
6. Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 1,220 square metres;
7. Despite Regulation 10.10.40.1(3), the maximum number of **dwelling units** is 7;
8. Despite Regulations 10.5.40.60(1)(D), (2), (4), (5), (6),(7) and (8), no portion of a building or structure may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law 2022-xxxx, with the exception of the following:

- (i) Landscape features, gas and hydro meters or other elements required for the functional operation of a building, cornices, lighting fixtures, ornamental elements, eaves, window sills, planters, ventilation shafts, railings, stairs, screens, canopies, to a maximum of 1 metre; and,
 - (ii) a platform with a floor higher than the first storey of the **building** above **established grade** may not encroach beyond the areas delineated by the dashed lines on Diagram 3 of By-law 2022-xxxx.
- 9. Despite Regulation 10.5.50.10(1)(B), a minimum of 31% of the area of the lot must have **landscaping** with a minimum of 35% of the landscaping area to be **soft landscaping**.
- 10. Despite Regulation 10.10.80.40(1), **vehicle** entrances are permitted through the front **main wall** of the building.
- 11. Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) Maximum of 1 vehicle parking space per dwelling unit for residential use and
 - (ii) No visitor parking spaces shall be required;
- 12. Despite Regulation 200.5.1.10(2)(A), the minimum width of a **parking space** is not required to be increased by 0.3 metres for each side of the **parking space** that is obstructed; and,
- 13. Despite regulation 200.15.10(1), no accessible **parking spaces** are required.
- 14. Prevailing By-laws and Prevailing Sections:

Former City of Toronto By-law 438-86, Section 12(2) 180

 - (i) Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, 2022].

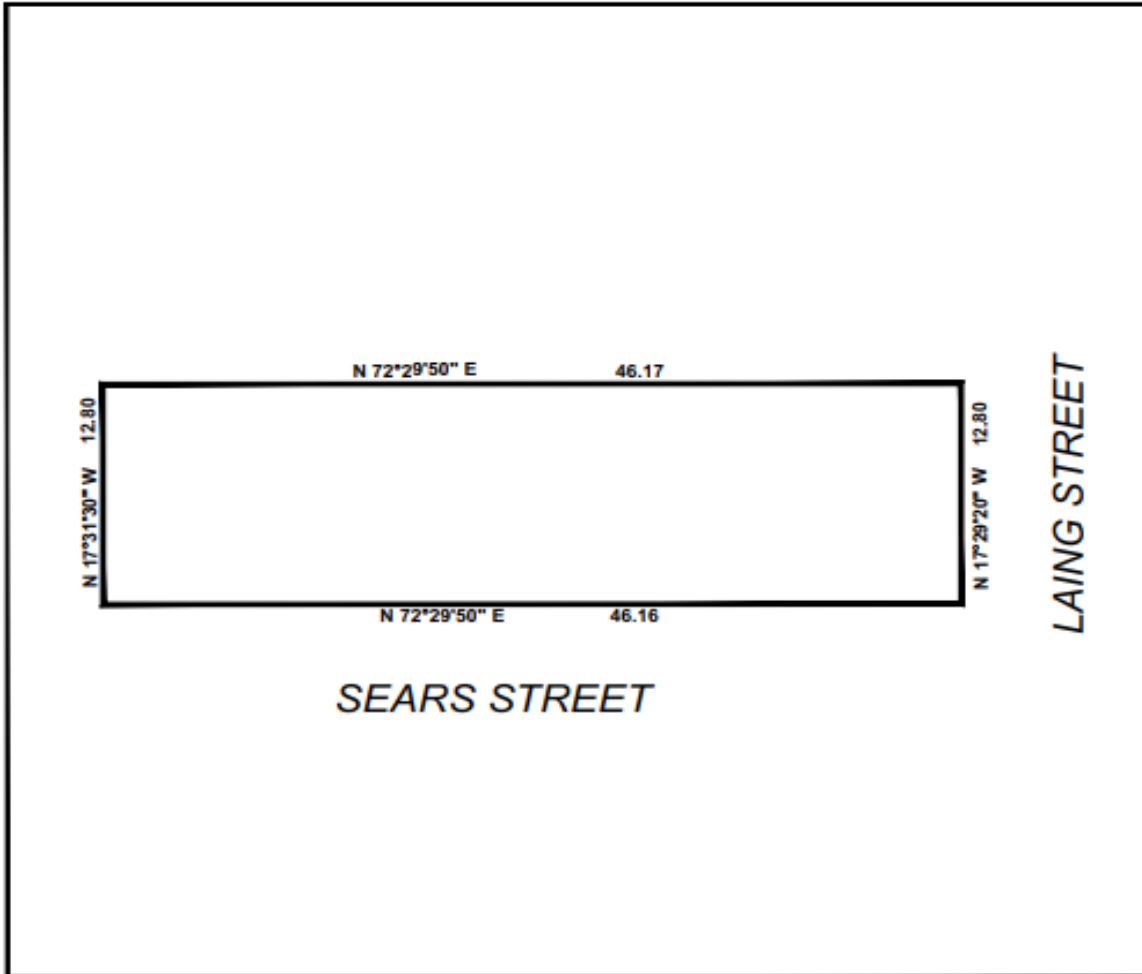
Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)

DRAFT

City of Toronto By-law No. ____ - 2022



 **TORONTO**
Diagram 1

46-48 Laing Street, Toronto

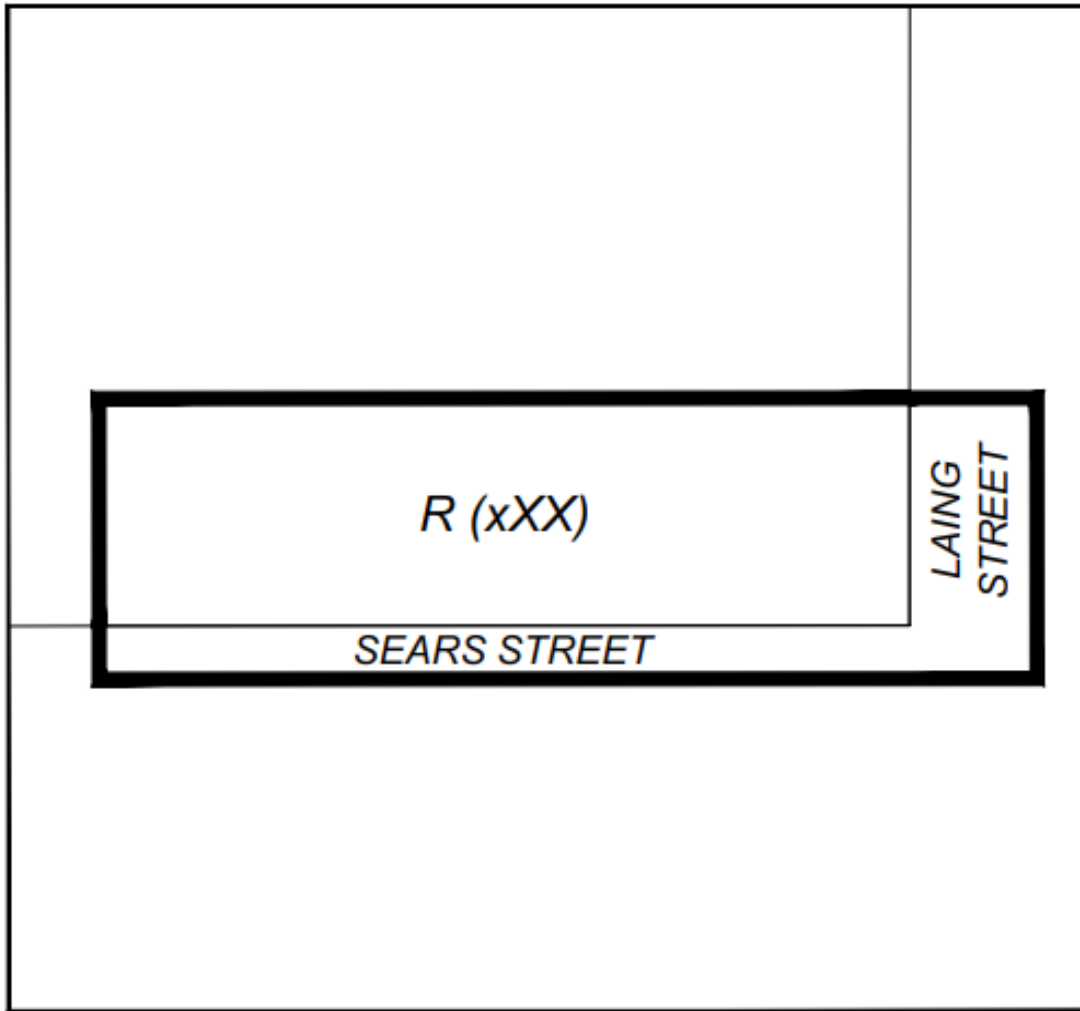
File # _____



Not to Scale

City of Toronto By-law 569-2013

City of Toronto By-law No. ____ - 2022



 **TORONTO**
Diagram 2

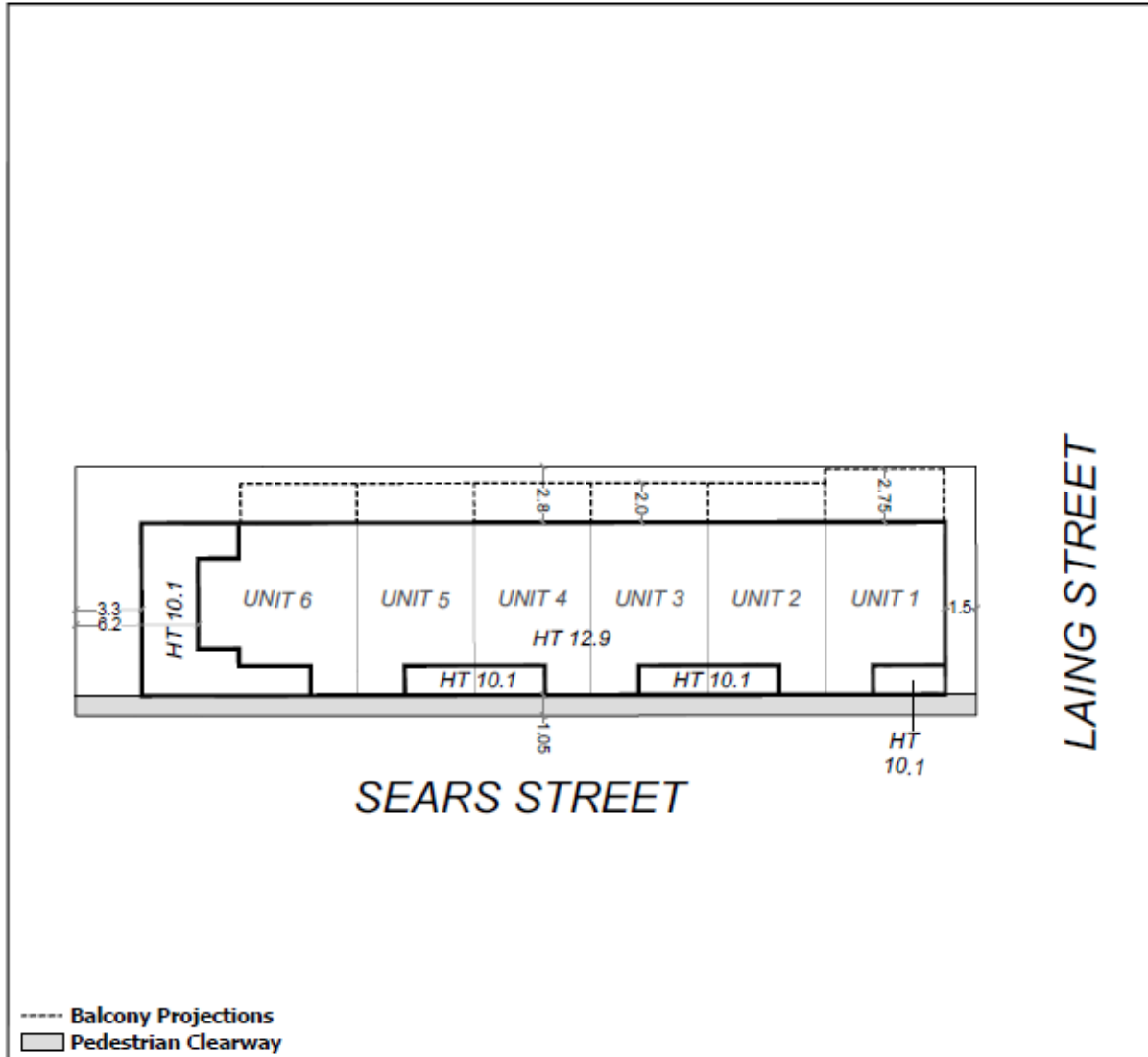
46-48 Laing Street, Toronto

File # _____



Not to Scale

City of Toronto By-law 569-2013



TORONTO
Diagram 3

46-48 Laing Street, Toronto

File # _____



Not to Scale