

Attachment 5: Draft Zoning By-law Amendment (569-2013)

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW **xxxx-2022**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 661 and 663-665 Huron 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;

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) (x900) and R (d1.0) (x115) to a zone label of R (d1.0) (x126) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 126 so that it reads:

(126) Exception R 126

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 661-665 Huron Street, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below:

- (B) A **townhouse**, shown as Building C on Diagram 3 of By-law [Clerks to supply By-law ##], may have up to a maximum of 6 **dwelling units**;
- (C) Despite clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** for Building C, are as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (D) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 121.00 metres and elevation of the highest point of the **building** or **structure**;
- (E) Despite regulations 10.5.50.10(2) and 10.5.50.10(3), a minimum of 180 square metres must be provided as **landscaping**;
- (F) The required minimum above-ground separation distance of Building C, as shown on Diagram 3 of By-law, from existing Building A and B is 5.5 metres [Clerks to supply By-law ##];
- (G) Despite regulation 10.10.40.1(2), the maximum permitted number of **residential buildings** on the lands is 3, as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (H) Regulation 10.10.40.1(4), regarding minimum width of a **dwelling unit** for a **townhouse**, does not apply;
- (I) Regulation 10.10.40.1(5), regarding **building** orientation to a **street**, does not apply;
- (J) Despite regulation 10.10.40.10(1), the permitted maximum height for Building C is the numerical value, in metres, following the letters "HT" on Diagram 3 of By-law [Clerks to supply By-law ##];
- (K) Regulation 10.10.40.10(2), regarding the permitted maximum height of the exterior portion of **main walls** for a **residential building**, does not apply to Building C, as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (L) Regulation 10.10.40.30(1), regarding permitted maximum **building depth**, does not apply to Building C, as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (M) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of Building C, as shown on Diagram 3 of By-law [Clerks to supply By-law ##], must not exceed 508 square metres;
- (N) Regulation 200.5.10.1(1) and Table 200.5.10.1, regarding **parking space**

rates, does not apply; and,

- (O) None of the provisions in (A) to (N) above apply to prevent the erection and use of Building A and Building B, existing as of [Clerks to insert date of adoption of this By-law], as shown on Diagram 3 of By-law [Clerks to supply By-law ##].

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

- 5. 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.

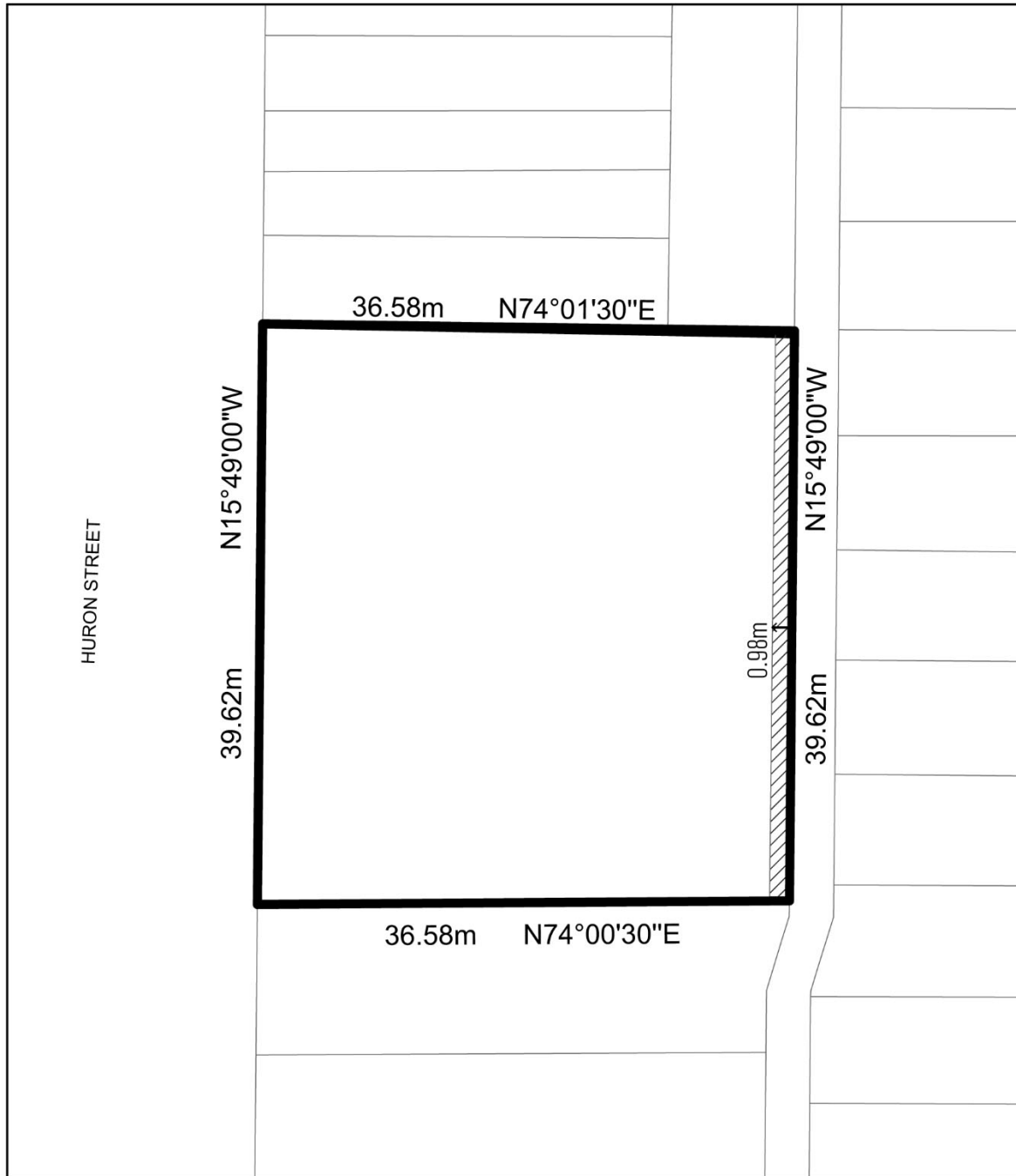
Enacted and passed on [month day, year].

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

661 & 663-665 Huron Street

File # 19 252606 STE 11 OZ

 0.98m Lane Widening



City of Toronto By-law 569-2013
Not to Scale
06/16/2022

Diagram 2

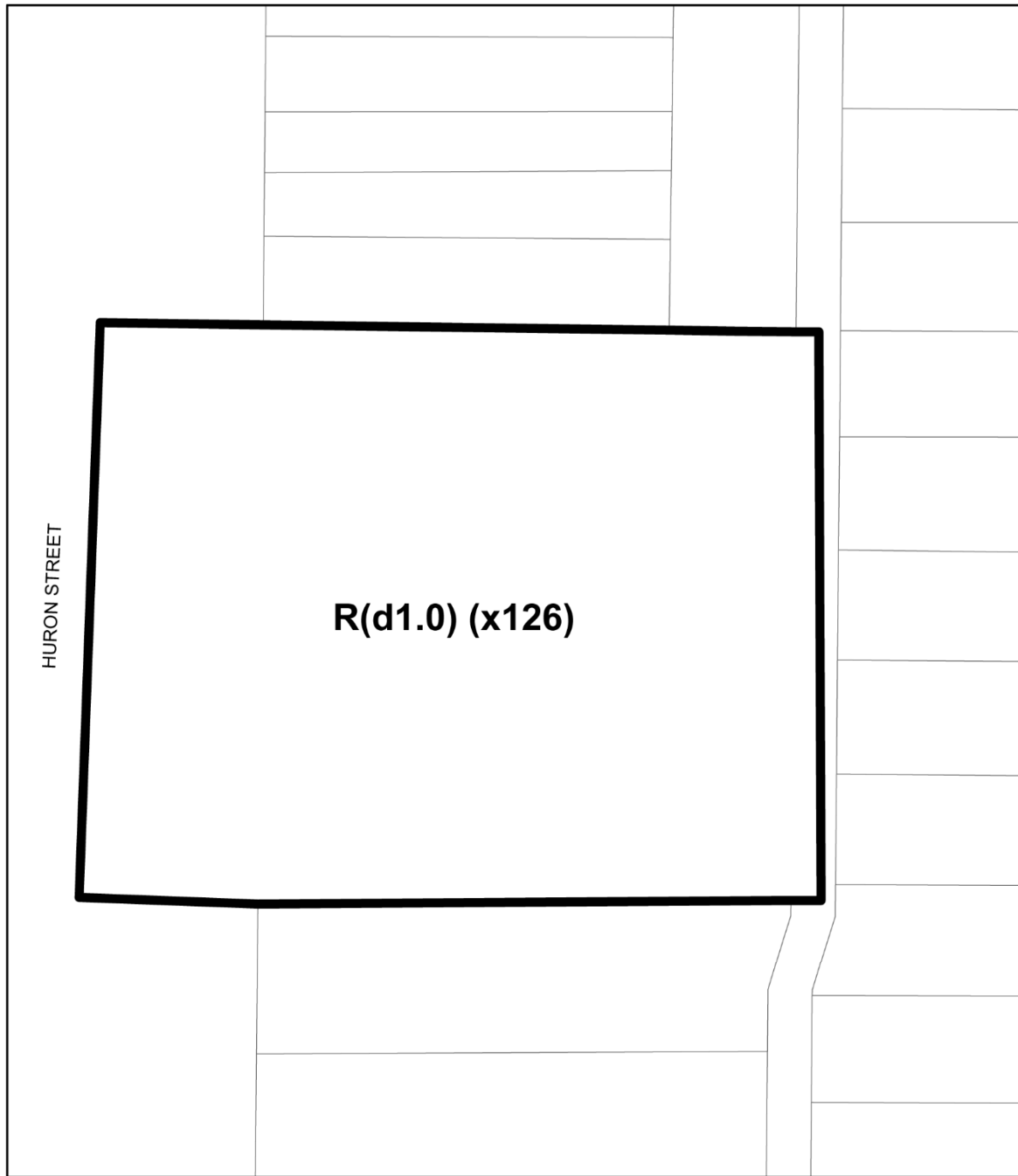
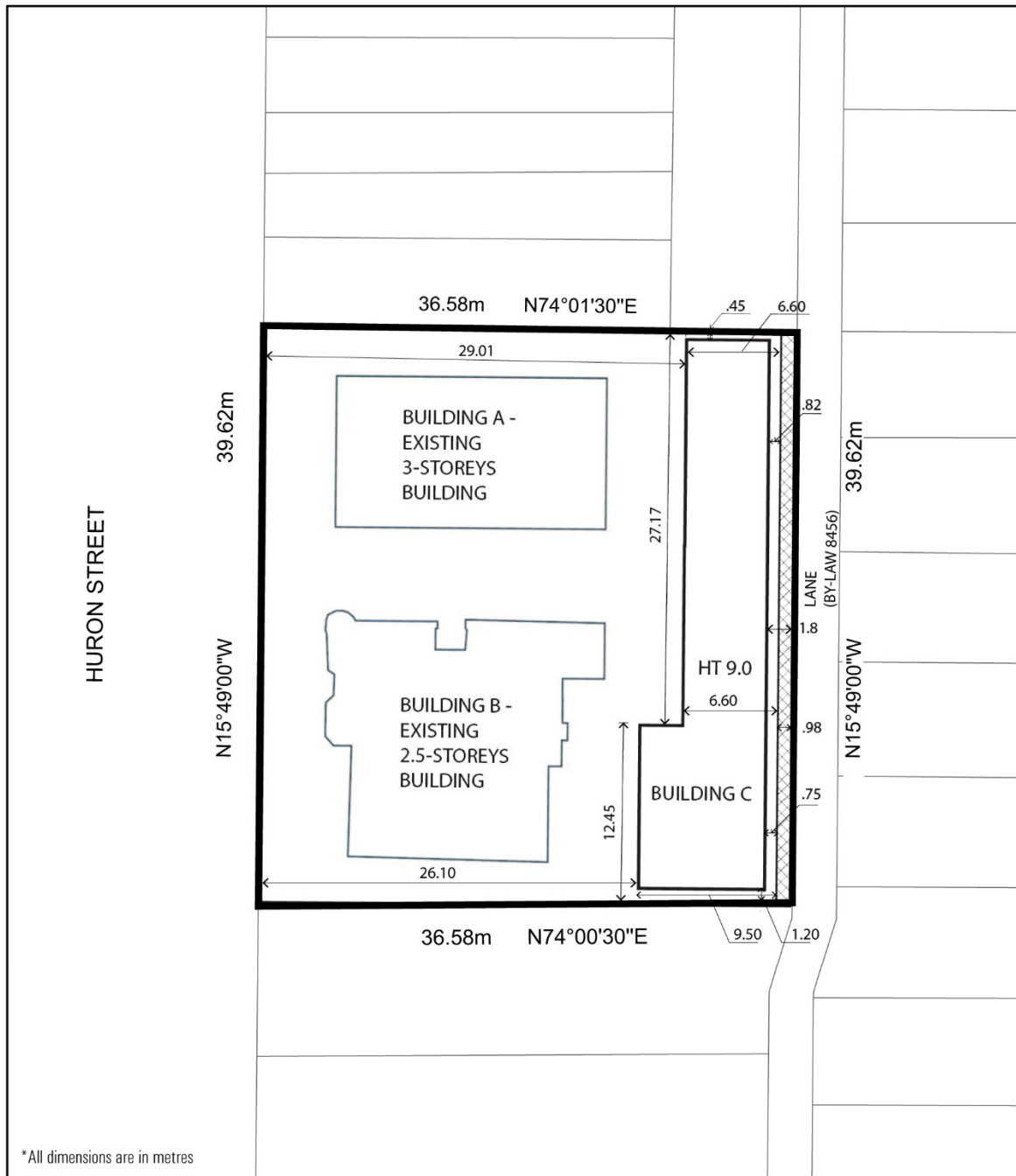


Diagram 3




TORONTO
Diagram 3

661 & 663-665 Huron Street

File # 19 252606 STE 11 OZ

 0.98m Lane Widening


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