

## **Attachment 6: Draft Zoning By-law Amendment (438-86)**

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 438-86, 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. Map 50J-312 of the Former City of Toronto by-law 438-86, as amended are hereby amended in accordance with Map 1;
2. None of the provisions of Section 2 with respect to the definition of “*grade*”, “*height*” and “*lot*”, Section 4(2), Section 6(3) PART I , 6(3) PART II , 6(3) PART III, 6(3) Part IV and 6(3) PART IX of By-Law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of land and other matters relating to buildings and structures in various areas of the City of Toronto”, as amended, shall apply to prevent the erection and use of the lands known municipally as 661 and 663-665 Huron Street for a rowhouse and accessory uses thereto, provided:
  - (a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached hereto;
  - (b) The *residential gross floor area* of the new building, shown as Building C, erected on the lands shown on Map 2 does not exceed 508 square metres;
  - (c) The minimum separation distance between the new building and the existing buildings is 5.5 metres.
  - (d) No portion of any building or structure shall extend beyond the solid and dashed lines delineating the building envelope on Map 2 attached hereto;

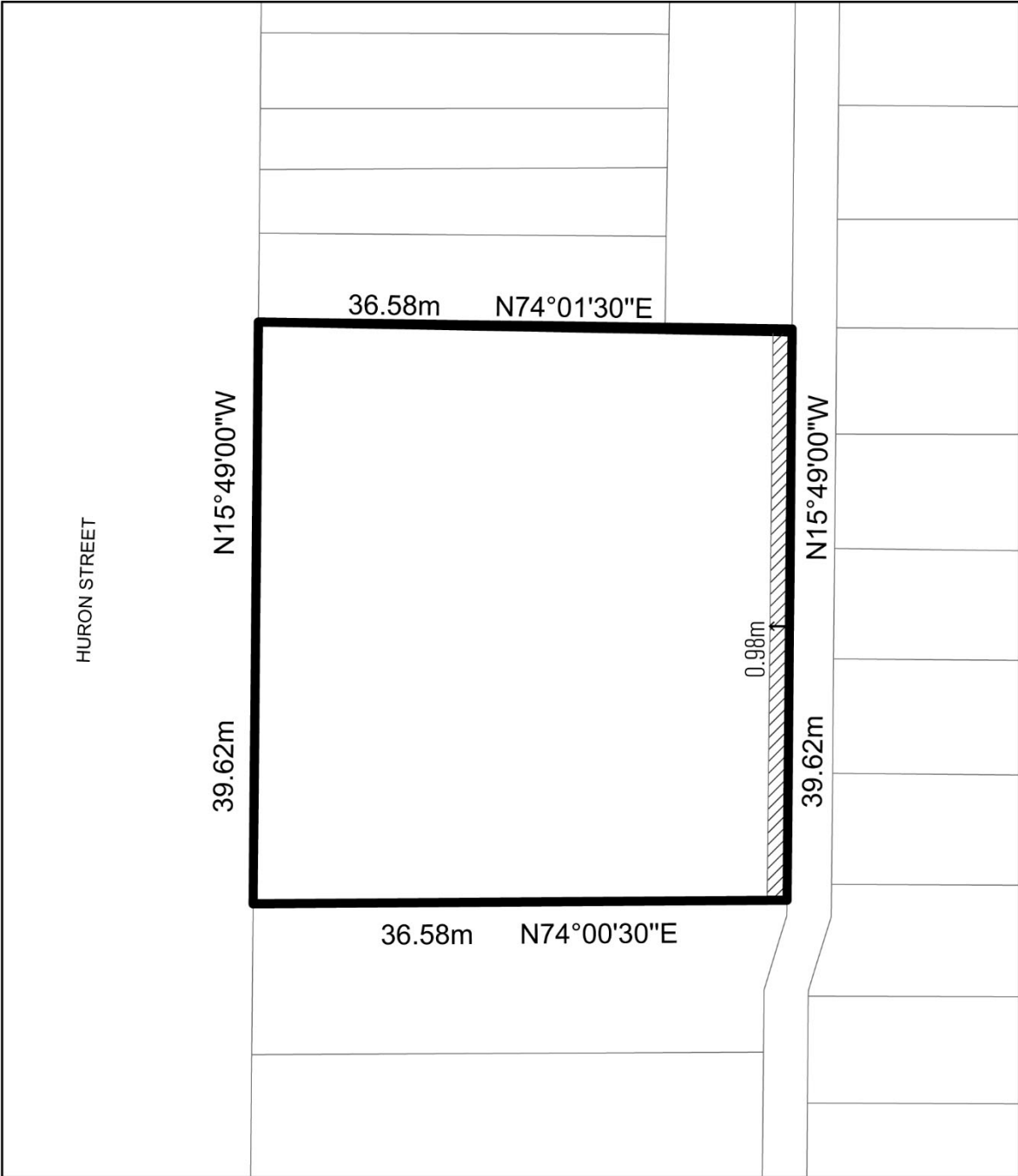
- (e) The *height* of any building or structure, or portion thereof, does not exceed a maximum height on Map 2, attached hereto;
  - (f) Despite (c) and (d) above, the following building elements, structures and projections are permitted to exceed the maximum heights and beyond the heavy lines referred to herein:
    - i. Architectural features, awnings, balconies, bicycle racks, bollards, canopies, chimneys, cornices, columns, eaves, elevator enclosures and overruns, fences, guardrails, landscape features, lighting fixtures, mechanical penthouses, monitor wells, ornamental elements, parapets, patios, pipes, planters, platforms, privacy screens, railings, retaining walls, roof fascias, screens, soffits, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment;
  - (g) A minimum *landscaped* open space on the lot shall be no less than 180 square metres;
3. For the purposes of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended, except that the following definitions shall apply:
- (a) *Grade* means 121.00 metres Canadian Geodetic Datum;
  - (b) *Height* means the vertical distance between *grade* and the highest point of the roof, building or structure, exclusive of any elements described in 2(f)(i) herein;
  - (c) *Lot* means those lands outlined on Map 1 attached hereto;
4. Notwithstanding any severance, division, or conveyance of the *lot* subject to the exception, the regulations of this exception shall continue to apply to the whole of the *lot*.

Enacted and passed on [month day, year].

Frances Nunziata,  
Speaker

John Elvidge,  
City Clerk

(Seal of the City)



 **TORONTO**  
Map 1

661 & 663-665 Huron Street

File # 19 252606 STE 11 OZ

 0.98m Lane Widening

  
City of Toronto By-law 438-86  
Not to Scale  
06/16/2022

