

Authority: **Toronto and East York Community Council** Item [##], as adopted by City of Toronto Council on ~, 2023

CITY OF TORONTO

BY-LAW ###-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 467 and 469 Spadina Road.

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 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 outlined by heavy black lines from a zone label of R (u4; d1.0) (x621) to zone labels of R (u4; d1.0) (x171), 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 (x####) so that it reads:

(171) Exception R 171

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 467 and 469 Spadina Road, if the requirements 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 (K) below;
- (B) Regulation 10.10.40.1(3) regarding the permitted maximum number of **dwelling units** on a **lot** does not apply;

- (C) Despite Regulation 10.10.40.10(1)(A) the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (D) Despite Regulation 10.10.40.40(1), regarding **Floor Space Index** does not apply;
- (E) Regulation 10.10.40.30(1)(B) regarding **building depth** does not apply;
- (F) Despite Regulations 10.5.40.70(1) and 10.10.40.80(1) and Clause 10.10.40.70, the required minimum **building setbacks** and separation distance between **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (G) Despite Regulation 10.5.40.60(1)(A)(i) and (E) above, a platform without **main walls**, with a floor no higher than the first **storey** may encroach into the required minimum **front yard setback** by a maximum of 8.9 metres, if it is no closer to the north **side lot line** than 6.0 metres and if it is no closer to the south **side lot line** than 7.0 metres;
- (H) Despite Regulation 10.5.40.60(1)(B), and (E) above, a platform without **main walls**, with a floor higher than the first **storey** may encroach into the required minimum **front yard setback** by a maximum of 8.9 metres, if it is no closer to the north **side lot line** than 6.0 metres and if it is no closer to the south **side lot line** than 7.0 metres;
- (I) Despite Regulation 10.5.40.60(1)(D), and (E) above, a platform without **main walls**, with a floor higher than the first **storey** may encroach into the required minimum **rear yard setback** by a maximum of 6.7 metres;
- (J) Regulation 200.5.10.1(1) and Table 200.5.10.1, and Regulation 200.15.10.10(1), regarding **parking space** rates and accessible **parking spaces** requirements do not apply;
- (K) Regulation 230.5.10.1(5), regarding **bicycle parking space** rates do not apply;

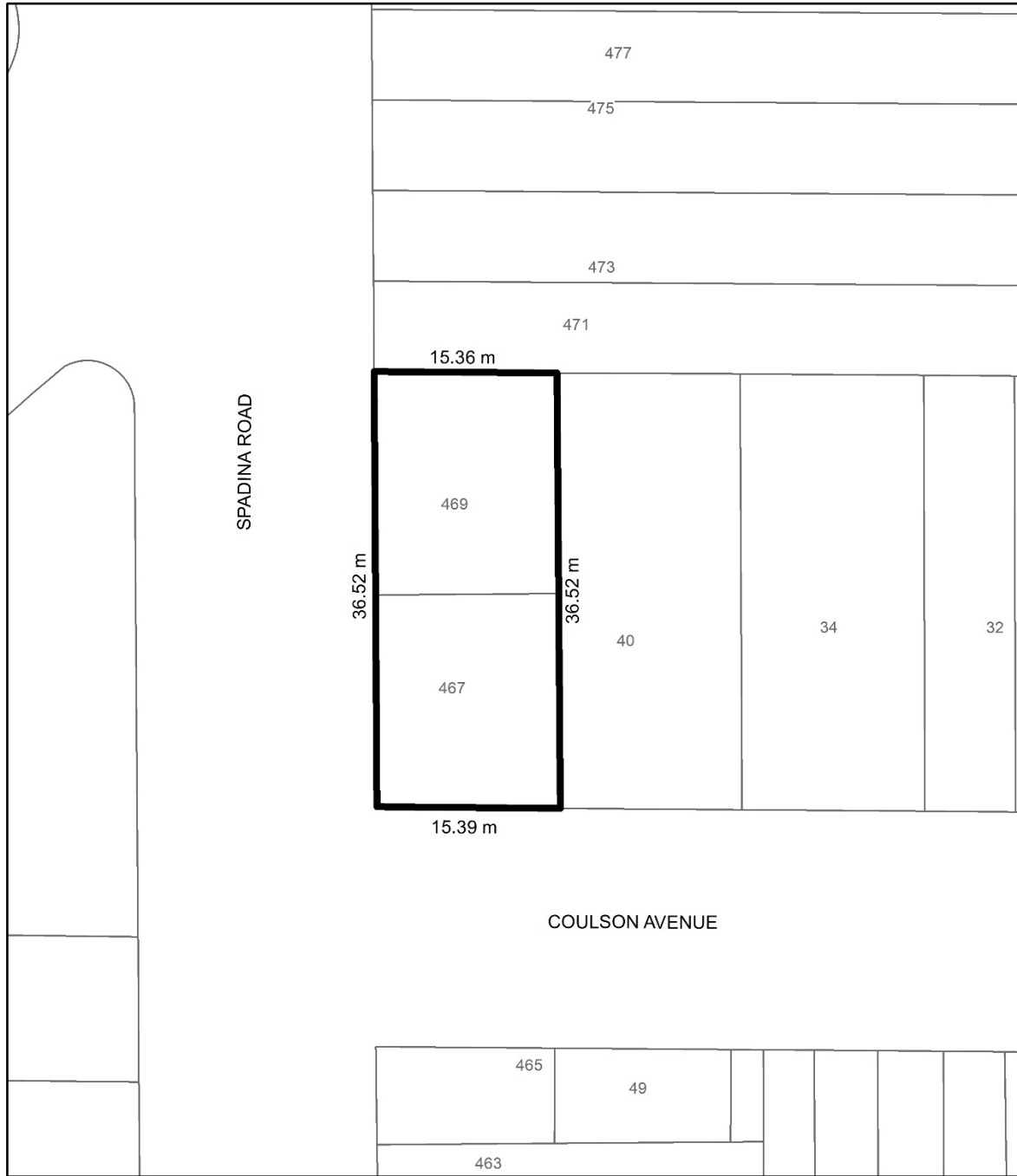
Prevailing By-laws and Prevailing Sections: (None Apply)

- 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.

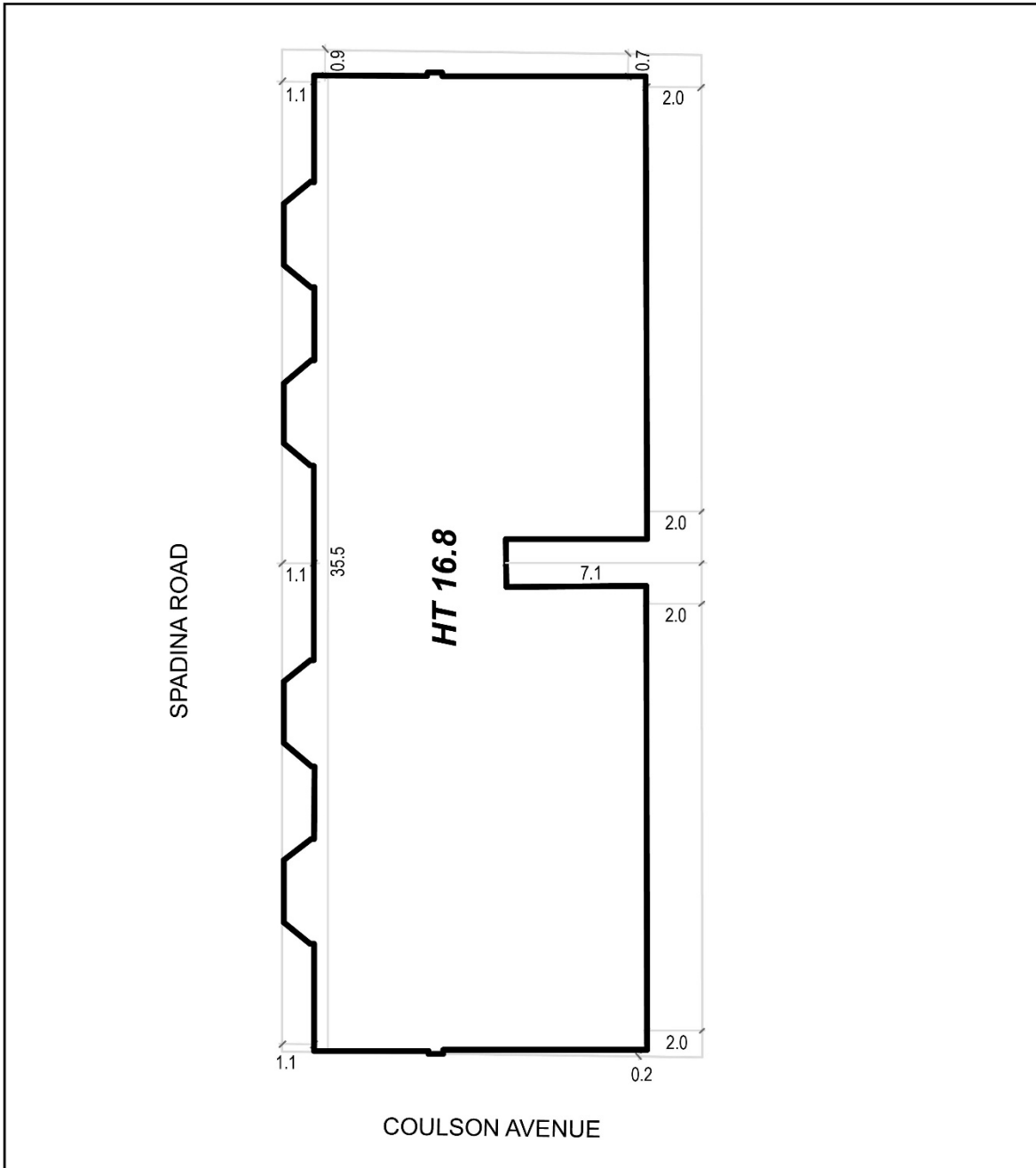
Enacted and passed on [month day, year].

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk







 **TORONTO**
Diagram 3

467 and 469 Spadina Road

File # 22 102879 STE 12 OZ