

Authority: **Toronto and East York Community Council** Item [-], as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

### BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year **2022** as **741 Broadview Avenue**.

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, as amended; 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, as amended, 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 990.1 respecting the lands outlined by heavy black lines from a zone label of **CR 2.5 (c0.5; r2.5) SS2 (x1969) and R (d0.6) (x221)** to a zone label of **CR 3.2 (c1.6; r1.7) SS2 (x 912 )** as shown on Diagram **2** attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by **amending and replacing** Article 900.11.10 Exception Number **1969** so that it reads:  
**(912) Exception CR (912)**

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 lands municipally known as **741 Broadview Avenue**, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;

- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 150.5 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), 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 number];
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (E) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may be located at the same level as non-residential uses for only the four-**storey** rear addition of the **building**;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 3,090.0 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 1,590.0 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 1,500.0 square metres;
  - (iii) the required minimum **gross floor area** for non-residential uses is 1,490.0 square metres;
- (G) Despite Regulation 40.10.50.10(1)(A), a minimum of 123 square metres of **landscaping** is required on the **lot**;
- (H) Despite Regulation 40.10.50.10(3), a minimum 1.0 metre wide strip of land used only for **soft landscaping** must be provided along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category except along the private **driveway** and four-**storey** rear addition;
- (I) Despite Regulation 40.10.40.70 (2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Regulation 40.5.40.60(1) and (I) above, the following elements may encroach into the required minimum **building setbacks** as follows:
  - (i) balconies, by a maximum of 2.0 metres;

- (K) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite Regulations 200.5.1.10(12), the **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** must have a minimum width of 3.6 metres;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 13.0 residential occupant **parking spaces** are to be provided;
  - (ii) a minimum of 2.0 residential visitor **parking spaces** with a minimum of 1.0 accessible residential visitor **parking space** are to be provided; and
  - (iii) no parking is required for non-residential uses;
- (N) Despite Regulations 200.5.1.10(5) and (6), a **tandem parking spaces** are permitted and must have the following minimum dimensions:
- (i) Length of 5.7 metres;
  - (ii) Width of 2.6 metres;
  - (iii) Vertical clearance of 1.8 metres;
- (O) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) Length of 5.6 metres;
  - (ii) Width of 3.4 metres with a 1.5 metre accessible barrier-free aisle;
  - (iii) Vertical clearance of 2.1 metres;
- (P) Despite Regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following:
- (i) 17.0 "long-term" **bicycle parking spaces** for residential uses;
  - (ii) 4.0 "short-term" **bicycle parking spaces** for residential uses;

- (iii) 10.0 "long-term" **bicycle parking spaces** non-residential uses;
- (iv) 4.0 "short-term" **bicycle parking spaces** for non-residential uses;

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 270(a) of former City of Toronto By-law 439-96 and

270. (a) No person shall, on any *lot* in any CR, MCR, RA, I or IC district, erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) or 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is: (1994-0532) (1994-0540) (1996-0238)

(i) greater than the amount which existed on the *lot* in July 20, 1993, plus an additional 1,800 square metres; and

(ii) provided the total *non-residential gross floor area* is not greater than the amount permitted on the *lot* by sections 8(3) PART I 2 and 9(3) PART I 2 and 3; and (1994-0540)

(iii) provided no single retail or service use, unless existing on August 29, 1994, shall exceed a *non-residential gross floor area* of 8,000 square metres. (1994-0540)

The provisions of this paragraph, other than in respect of a *retail-warehouse*, shall not apply to *lots* located within the areas outlined by heavy lines on the following maps. (1994-0540)

(425-93)

(B) On 741 Broadview Ave., former City of Toronto by-law 355-73.

1. None of the provisions of By-law No. 20623, being "A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent the use of the lands hereinafter firstly described for the parking without charge of private passenger motor vehicles as a use accessory to the use of the lands hereinafter secondly described as a 3-storey building which does not contain a tavern or public house, provided the said firstly described lands have a properly drained hard surface and are laid out in compliance

with the provisions of subparagraph (i) to (iv), inclusive, of paragraph (a) of subsection (89) of Section 2 of the said By-law No. 20623.

Any parking space provided as aforesaid on the lands firstly described shall be deemed to be a parking space provided in a manner prescribed by the provisions of subsection (13) of Section 4 of the said By-law No. 20623 in respect to the aforesaid 3-storey building.

The following are descriptions of the lands above referred to, namely:

- firstly the lands designated as PARTS 4, 5, 6 and 7 according to a plan filed in the Land Registry Office, No. 66, of the Land Titles Division of Toronto and York as plan No. 66R-7128.
- secondly the lands designated as PARTS 2 and 3 according to a plan filed in Land Registry Office, No. 66, of the Land Titles Division of Toronto and York as Plan No. 66R-7128. 2.

2. The definitions of the words “accessory”, “tavern or public house” and “parking space” contained in the said By-law No. 20623 shall apply to the said words where used in this By-law.

3. This By-law shall not come into force without the approval of the Ontario Municipal Board

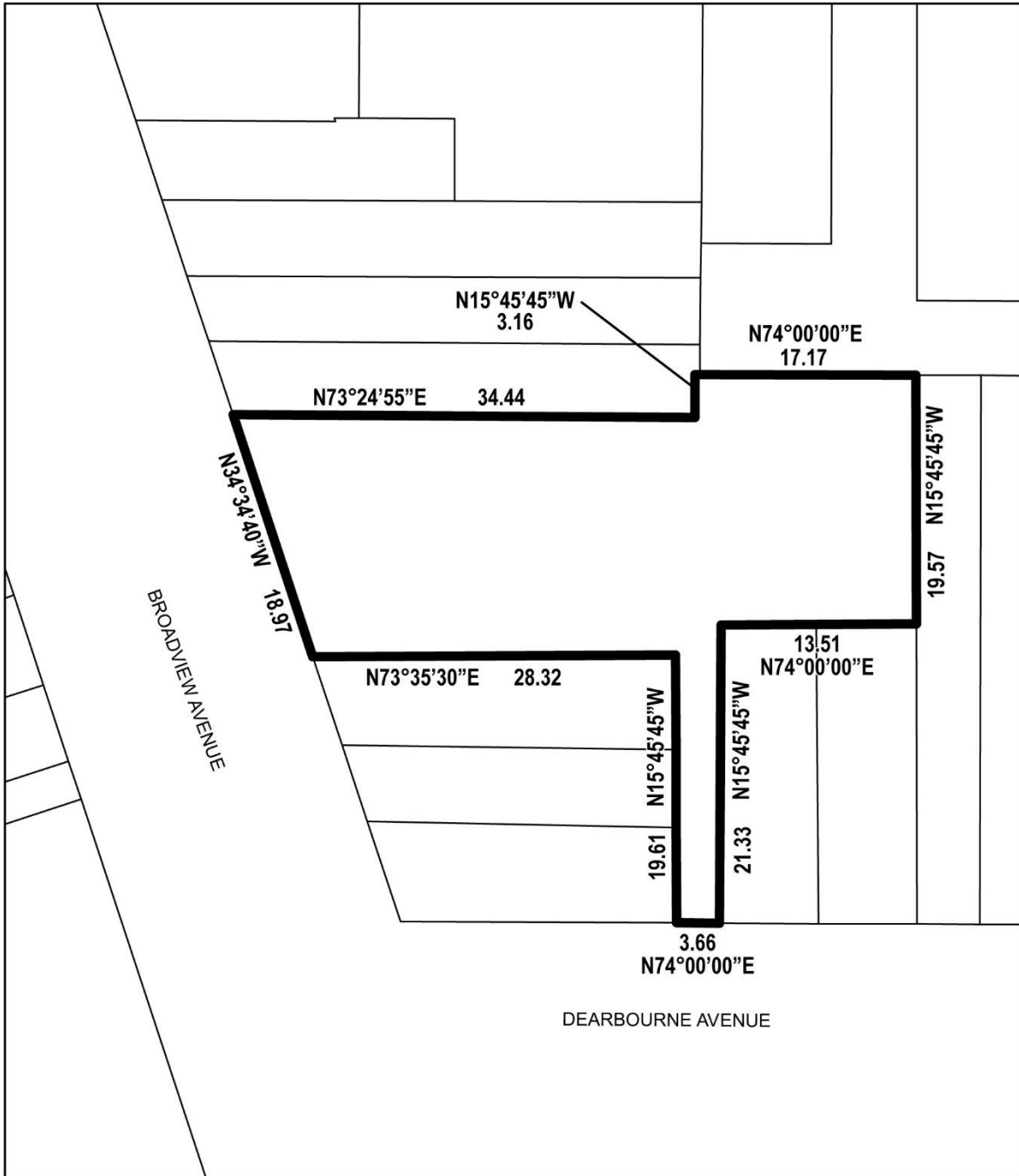
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

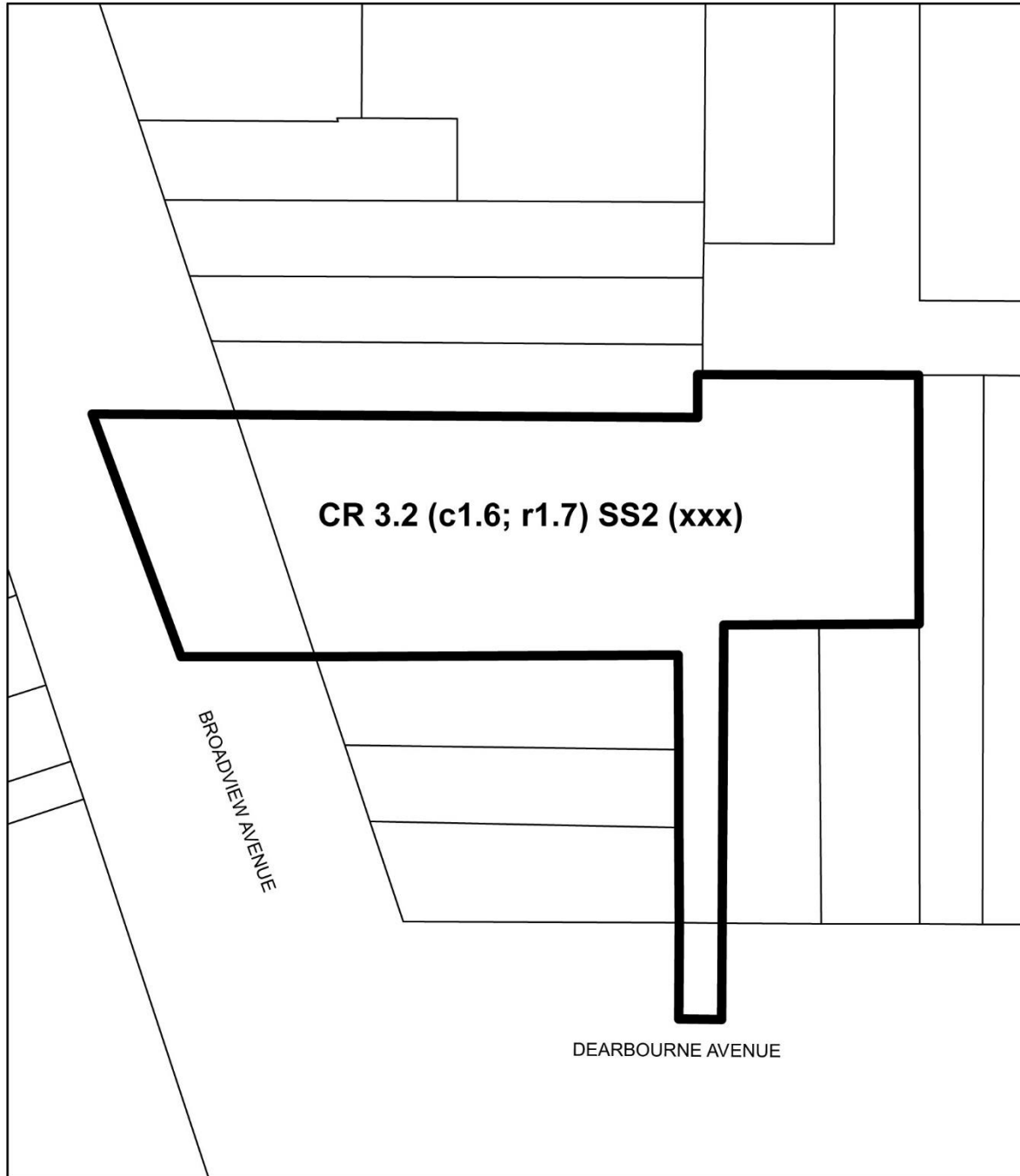
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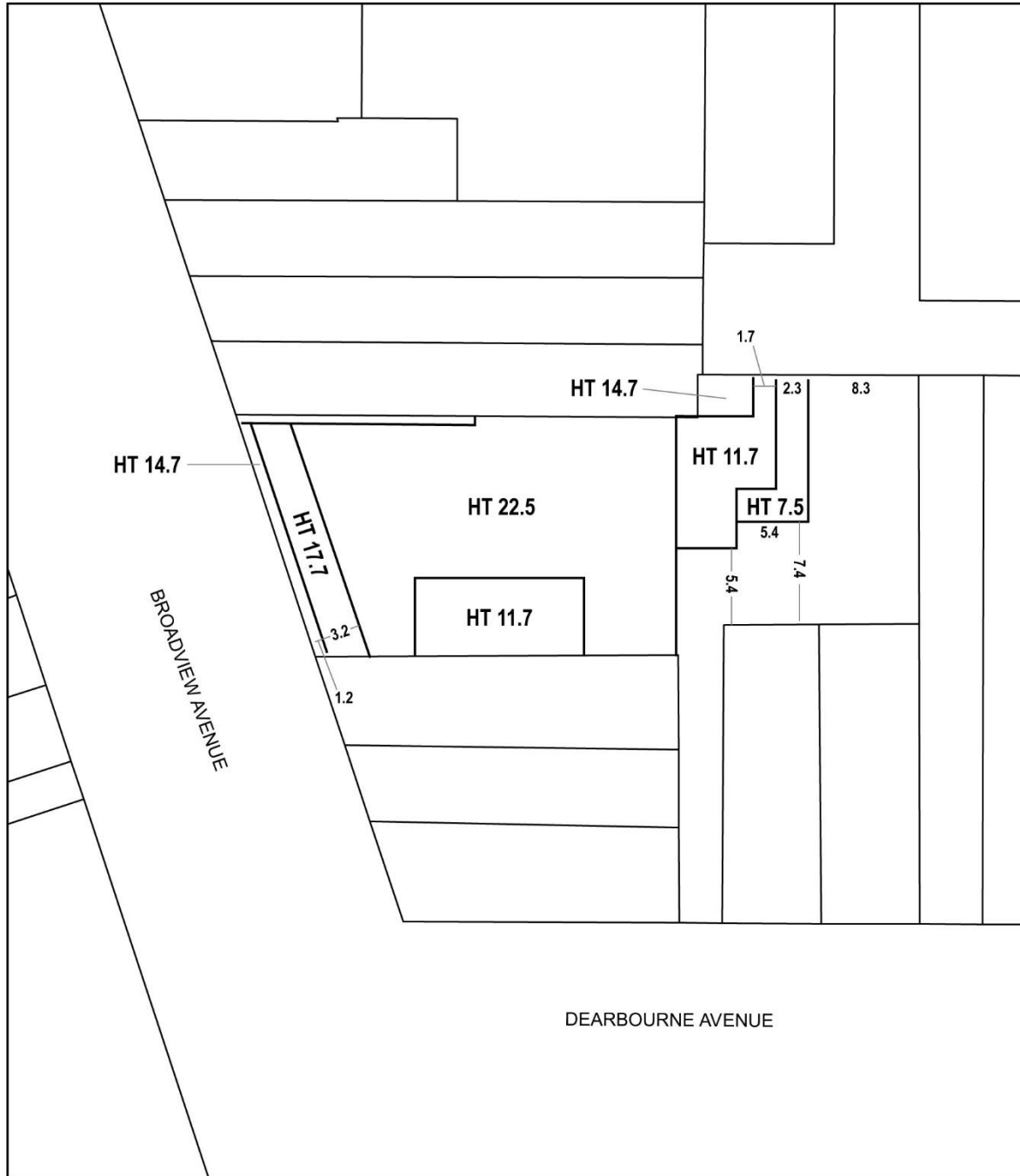


 **TORONTO**  
Diagram 1

741 Broadview Avenue

File #: 21 113003 STE 14 0Z





 **TORONTO**  
Diagram 3

**741 Broadview Avenue**

File #: 21 113003 STE 14 OZ