

Authority: Toronto and East York Community 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 2023 as 19 Rebecca Street.

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 R (d1.0) (x806) to a zone label of R (d1.0) (x182) 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 182 so that it reads:

(182) Exception R (x182)

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) In addition to the uses permitted by Regulation 10.10.20.10 (1) the following uses are also permitted on the **lot**:
 - (i) **Public Parking**;
- (B) In the R zone, **public parking** may not be in an above-ground **parking**

garage on a lot;

- (C) In the R zone, the entrance or exit to land with **public parking** may only be through a zone that permits **public parking**;
- (D) In the R zone, all **parking spaces** provided as **public parking** on a surface parking **lot** must be set back at least 1.5 metres from a **lot line**;
- (E) In the R zone, one **building** for parking attendants is permitted on a **lot** with a **public parking** use, if it:
 - (i) has a maximum height of 4.0 metres, including all mechanical equipment;
 - (ii) has a maximum **interior floor area** of 5.0 square metres; and
 - (iii) is at least 6.0 metres from a **lot line** abutting a **street**;
- (F) In the R zone, on a lot with **public parking** in a surface parking **lot**, a fence must be provided:
 - (i) along all **lot lines** that abut a **street**, except for the portion used for **vehicle** and pedestrian access; and
 - (ii) along all **lot lines**;

Prevailing By-laws and Prevailing Sections: None Apply

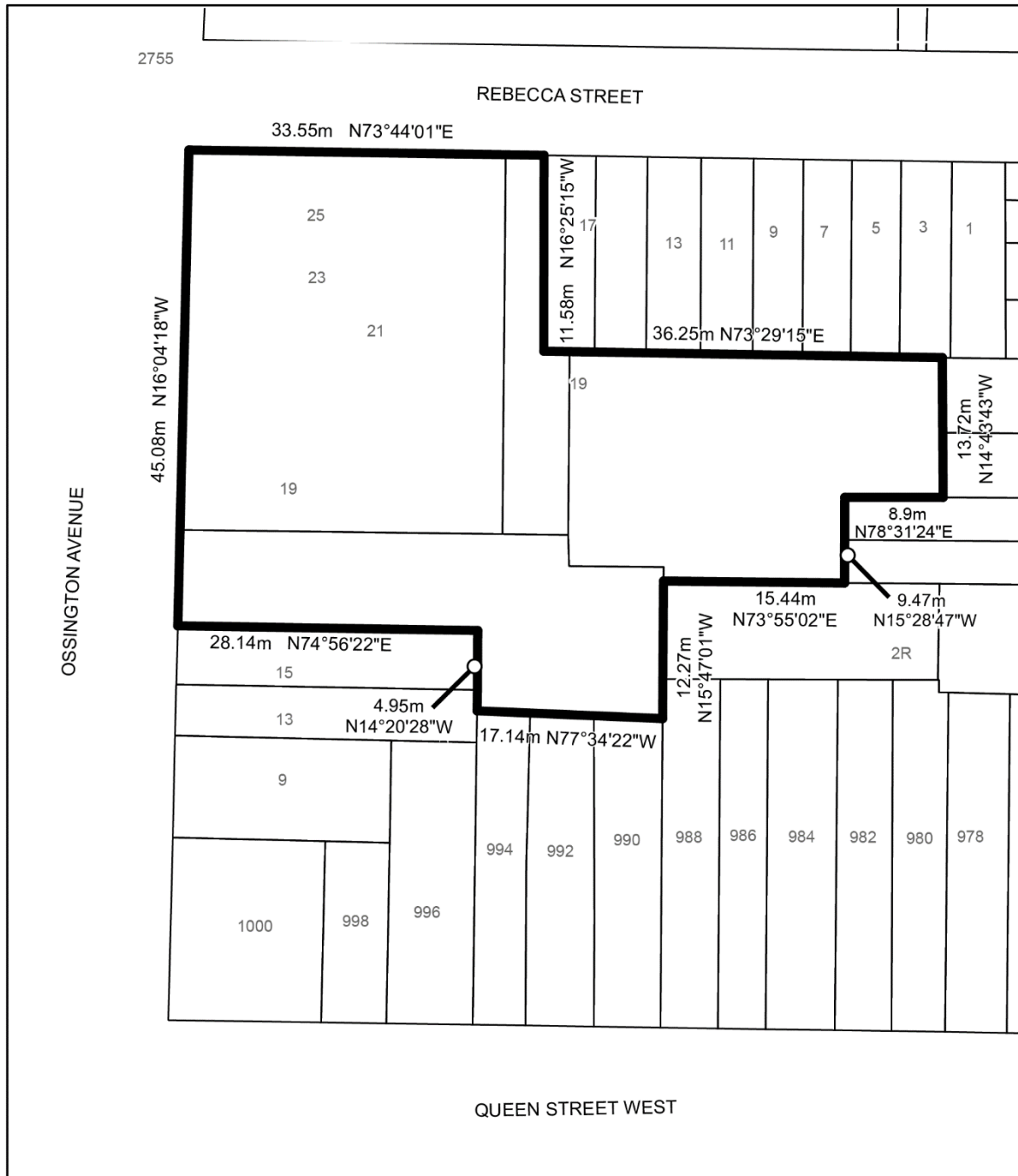
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



19-21 Ossington Avenue

File #: 13 146061 STE 19 0Z

