

Authority: Scarborough Community Council Item ##, as adopted by City of Toronto Council on ~, 2022

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 2023 as 1925 Victoria Park Avenue.

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; 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.0 (c1.0; r1.0) SS2(exception number] as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [##] so that it reads:

[Insert exception number] Exception CR [insert exception number]

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 1925 Victoria Park Avenue, as shown on

Diagram 1 of By-law [Clerks to insert By-law ##], 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 (O) 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 169.0 metres and elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area** does not apply;
- (D) Despite Regulations 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 5 of By-law [Clerks to insert By-law ##];
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 16,500 square metres, of which:
 - (i) the permitted minimum **gross floor area** for non-residential uses is 1,000 square metres;
 - (ii) the permitted maximum **gross floor area** for residential uses is 14,792 square metres.
- (F) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law ##];
- (G) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law ##];
- (H) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017.
- (I) Accessible **parking spaces** must be the parking spaces closest to a barrier free:
 - (i) Entrance to a **building**;
 - (ii) Passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) Shortest route from the required entrances in (A) and (B).
- (J) An accessible **parking space** must have the following minimum dimensions:
 - (i) Length of 5.6 metres;

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- (ii) Width of 3.4 metres; and
 - (iii) Vertical clearance of 2.1 metres.
- (K) Despite regulation 200.15.10.10, accessible parking rates must be provided in accordance with the following:
- (i) If the number of parking spaces is more than 100, a minimum of 5 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, must be accessible parking spaces.
- (L) Despite regulation 200.5.10.1(1) and table 200.5.10.1, **parking spaces** must be provided in accordance with the following maximum residential and non-residential rates:
- For Residential Use:
- (i) 0.7 space for each bachelor unit up to 45 square metres;
 - (ii) 1.0 space for each bachelor unit greater than 45 square metres;
 - (iii) 0.8 space for each one bedroom unit;
 - (iv) 0.9 space for each two bedroom unit;
 - (v) 1.1 space for each three or more bedroom unit; and
- For Non-residential Use:
- (vi) 4.0 space per 100 square metres for retail use;
 - (vii) Provide residential visitor parking rates from a minimum 2.0 plus 0.05 spaces per residential unit to a maximum 1.0 per residential unit up to five units plus 0.1 spaces per residential unit thereafter
- (M) Despite regulation 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** as follows:
- (i) one type “C” **loading space** with a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 3.0 metres; and
 - (ii) one type “G” **loading space** minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres.
- (N) In addition to regulation 970.30.15.5, a **stacked bicycle parking space**, must be staggered and have a minimum width of 0.4 metres;
- (O) Despite regulation 230.40.1.20(2), a “short-term” **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the lot.

Prevailing By-laws and Prevailing Sections: None Apply.

8. 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)





