

10-22 Pauline Avenue – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: June 7, 2024

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District City Planning

Ward: Ward 9 - Davenport

Planning Application Number: 24 106172 STE 09 OZ and 23 160053 STE 09 OZ

SUMMARY

This application proposes to construct a five-storey stacked townhouse residential building comprised of 34 residential units and 34 parking spaces at 10-22 Pauline Avenue.

The proposed development is consistent with the Provincial Policy Statement (2020), and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The proposed development also conforms to the City's Official Plan.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-law. The proposal represents an appropriately-scaled residential intensification of a site currently occupied by a place of worship and associated surface parking area, and two semi-detached house form buildings. The proposed built-form is compatible with the low-rise residential districts located to the north, east, and west, and is located in close proximity to the Dufferin TTC Station.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands at 10-22 Pauline Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 10-22 Pauline Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting for the Zoning By-law Amendment application was held on December 22, 2022. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre: www.toronto.ca/10PaulineAve. The current Zoning By-law Amendment application was submitted on June 13, 2023 and deemed complete as of August 18, 2023. Staff conducted a Community Consultation Meeting for the application on December 5, 2023. Community consultation is summarized in the Comments section of this Report.

Through the review of the Zoning By-law Amendment application, it was determined that the stair enclosure providing access to the mechanical equipment and rooftop outdoor amenity space is considered a storey, requiring an Official Plan Amendment application to allow for a five-storey building within a Neighbourhoods-designated area, which only provides for four-storey buildings. An Official Plan Amendment application was subsequently submitted on January 19, 2024, and deemed complete as of February 12, 2024.

THE SITE

Description

The site is located on the west side of Pauline Avenue, north of the properties fronting the north side of Bloor Street West and two streets west of Dufferin Street. The property is rectangular in shape, with a frontage of 61 metres along Pauline Avenue and a depth of 34 metres for a total site area of 2,091 square metres. The site abuts a public lane to the south, which will be widened through a conveyance of land to the City.

Existing Use

The site is currently occupied by a three-storey place of worship and large surface parking area, and 2 vacant three-storey semi-detached houses to the north formerly used as a rectories for the place of worship.

THE APPLICATIONS

Description

The application proposes five-storey stacked townhouses with a height of 12.8 metres to the top of the fourth storey, and 15.6 metres to the top of the stair enclosure providing access to the mechanical and rooftop outdoor amenity space. The proposal includes 34 residential units, 34 surface parking spaces located behind the building, and an ancillary structure located near the rear of the site to be used for mechanical, garbage storage, and a bicycle repair station.

Density

The proposal has a density of 2.04 times the area of the lot.

Dwelling Units

The proposal includes 34 dwelling units, comprised of 1 studio (3%), 7 two-bedroom (21%), and 26 three-bedroom units (76%).

Access, Bicycle Parking, Vehicle Parking and Loading

Access to the grade-related units is provided directly off Pauline Avenue, including walkways that lead to interior corridors that provide access to the upper units.

The proposal includes a total of 34 surface parking spaces, of which 19 will be located under the rear cantilevered second-storey portion of the building, and the remaining 15 spaces will be located at the rear of the site under a covered green roof. A total of 7 short-term covered bicycle parking spaces are proposed to be located at the southwest corner of the site, and 31 long-term bike parking spaces will be accommodated in the rear of the building on the ground floor. Parking will be accessed off Pauline Avenue from the lane abutting the south side of the site, and, as noted above, this substandard lane will be widened to 6 metres through a 0.98 metre-wide land conveyance to the City. Curbside pickup will be the manner in which refuse is collected.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, Site plan, and Elevations of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/10PaulineAve.

Reasons for Applications

The Official Plan Amendment is required for the proposal to exceed the four-storey height limit provision in a Neighbourhoods-designated area within the Official Plan. As noted above, the stairwell enclosure providing access to the rooftop outdoor amenity space is considered a storey, requiring an amendment to the Official Plan. The draft Official Plan Amendment is attached as Attachment 5 to this report.

A Zoning By-law Amendment is required for the overall height (inclusive of the stair enclosure) to exceed the 13 metre height limit and to exceed the 0.6 times the area of the lot density restriction permitted in City of Toronto Zoning By-law 569-2013. Other performance standards of the By-law such as building depth and landscaping requirements will be amended through the rezoning. All amendments to the By-law can be found in the draft Zoning By-law, attached as Attachment 6 to this report.

APPLICATION BACKGROUND

Application Requirements

The following reports/studies were submitted in support of the application:

- Application Checklist
- Application Form
- Arborist Report
- Architectural Plans
- Civil and Utilities Plan
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Fee Schedules
- Heritage Impact Statement
- Landscape Plans
- Planning Rationale
- Project Data Sheet
- Public Consultation Strategy
- Public Utilities Report
- Rental Housing Declaration
- Servicing Report
- Stormwater Management Report
- Survey Plans
- Topographical Survey
- Toronto Green Standard Checklist Version 4
- Transportation Impact Study
- Tree Preservation Plan

These materials can be found at www.toronto.ca/10PaulineAve.

Agency Circulation Outcomes

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application, and to formulate appropriate Official Plan amendments and Zoning By-law standards.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter must be consistent with the Provincial Policy Statement (2020), and must conform to provincial plans, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), the Greenbelt Plan, and others.

Official Plan

The land use designation for the site is Neighbourhoods. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read in whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Planning for Major Transit Station Areas

The Growth Plan (2020) contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

The site is also subject to Official Plan Amendment 540 (OPA 540), which includes the Protected Major Transit Station Area (PMTSA) Site and Area Specific Policy (SASP) 658 Dufferin Station. OPA 540 is pending approval by the Ministry of Municipal Affairs and Housing and is not currently in effect.

Zoning

The subject site is zoned Residential, R (d0.6) (x740) under City of Toronto Zoning By-law 569-2013. The residential zoning category permits a wide variety of building types including semi-detached and detached houses, townhouses, multiplexes, apartment buildings, and some institutional and recreational uses. See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Townhouse and Low-Rise Apartment Guidelines
- Growing Up Guidelines for Children in Vertical Communities

- Toronto Accessibility Design Guidelines

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/design-guidelines/>.

Toronto Green Standard

The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision, and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard.

Site Plan Control

Site plan control applies to the application. An application has not yet been submitted.

COMMUNITY CONSULTATION

Planning staff, in consultation with the Local Councillor, held a virtual community consultation meeting on December 5, 2023. 11 residents joined the virtual meeting along with the applicant's team. The majority of the residents were supportive of the proposal. However, while supportive, some residents raised concerns regarding tree preservation and protection, traffic increases, and the potential length and disruption of the construction once it commences. One resident was concerned about the proposed height casting shadows on their property and obstructing their westward view.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members will have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020) and conformity to the Growth Plan (2020). The application proposes a sensitive infill of family-sized residential units on an underutilized property within a built-form that is compatible with its surrounding context. In the opinion of staff, the proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

This application has been reviewed against the Official Plan policies described in the Policy and Regulation Considerations Section of the Report as well as the policies of the Official Plan as a whole. The proposed residential use is appropriate.

Public Realm and Streetscape

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. The proposal will improve the west side of Pauline Avenue, where approximately 50 percent is currently a surface parking area associated with the existing place of worship. There are currently three curb cuts for vehicular access to the property including one to the surface parking lot, and one for each of the two semi-detached houses at 20 and 22 Pauline Avenue.

The proposal will introduce grade-related townhouse units fronting Pauline Avenue, with front setbacks consistent with the existing properties to the north of the site to allow for front lawns, landscaping features, and walkways similar the houses located to the north of the site and across the street along the east side of Pauline Avenue. The redevelopment also proposes to remove the three curb cuts associated with the place of worship and the pair of semi-detached houses, improving the pedestrian experience and streetscape along Pauline Avenue. Vehicular access will be gained solely from the lane abutting the south side of the site, which, as noted below, will be widened to meet the City standard through a conveyance of land to the city.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the Report. The proposed four-storey height, exclusive of the fifth storey stair enclosure for rooftop access to mechanical equipment and outdoor amenity space, is within the 13 metre permitted height limit of the area, and the building's length, at 19.1 metres, is consistent with the houses located to the north.

The 1.5 metre setback of the fourth storey from the main front wall of the lower floors will mitigate impact on the public realm, and will help the building fit within its surrounding lower-scaled residential character. The stair enclosure atop the fourth storey is stepped back farther from the main wall of the fourth storey, and is located towards the middle of the building's depth, further lessening the impact of the small stair enclosure portion of the building that exceeds the 13 metre height limit set out in the Zoning By-law.

The side setback from the north property line is consistent with the existing side yard setbacks in the area, and the increased setback along the south property will provide for a pet relief area. The proposed setback from the rear property line exceeds the minimum required in the by-law, and is consistent with the setbacks of the existing houses to the north.

Overall, the stacked townhouses have been designed to fit within the existing character of the surrounding built-from context through appropriate setbacks from property lines, stepbacks of the upper floor and stair enclosure, and the introduction of grade-related units with front lawns.

Access, Parking, Loading

As noted above, vehicular access will be gained from the public lane abutting the site to the south, which will be widened through a 0.98 metre conveyance of land such that the width of the lane meets the City standard. Vehicles will enter and exit in a northbound direction along Pauline Avenue, which is a one-way northbound street. The proposed access to the site is appropriate.

The application proposes 32 parking spaces for the residents and 2 visitor parking spaces, which exceeds the Zoning By-law performance standard. The application proposes 19 of the parking spaces to be located under the second storey rear cantilevered portion of the building, and the remaining 15 spaces, inclusive of the 2 visitor parking spaces, will be located under a covered green roof structure at the rear of the site. The parking provision and location are appropriate.

Considering the scale of this project, and the residential nature of Pauline Avenue, a Type G loading space will not be required. Instead, curbside pickup will be the manner in which City vehicles collect refuse. This is the same approach as is used for the remainder of the Pauline Avenue properties, and is appropriate.

Housing Issues

The Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents. This proposal is for 34 residential units within a stacked townhouse project. Although affordable rental units are not proposed, at 76 percent three-bedroom units, and 21 percent two-bedroom units, the project proposes a large majority of family-sized units, exceeding the recommended unit mix in the City's Growing Up Guidelines.

Parkland

In accordance with [Section 42 of the Planning Act](#), the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the [Toronto Municipal Code Chapter 415-28](#), requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees by-law) and III (Private Tree by-law). Of the 14 trees to be removed or injured, 10 are subject to the Municipal Code provisions. The applicant proposes to remove 3 City-owned trees, 4 private trees, 2 private trees considered to be boundary trees, and 3 neighbouring trees.

The application proposes 33 small, private evergreen trees along the rear property line abutting the rear yards of the residential properties fronting the east side of Brock Avenue. Additionally, 6 new City street trees are proposed be added to the existing two City trees for a total of 8 City-owned trees along the Pauline Avenue frontage. The applicant will be required to submit a tree planting deposit to ensure the planting and survival of the 6 new City trees, and will be secured through the Site Plan Approval process.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have accepted the proposed functional servicing design for the proposed development.

Heritage Impact

Heritage Planning staff have evaluated the property and have determined the buildings do not warrant preservation.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The applicant is required to meet Tier 1 of the TGS. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. Performance measures for automobile infrastructure, cycling infrastructure and refuse storage for the Tier 1 development features will be secured through the zoning by-law process. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposal has been reviewed against the policies of the PPS (2020), A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2020), and conforms to the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Furthermore, the proposal conforms to the Official Plan, particularly as it relates to providing a range of dwelling units in a compact built form that fits within the existing low-scaled residential district's surrounding context. The proposal will provide predominantly family-sized units, with private outdoor space for each unit, appropriate parking, access, and landscaping, and located near the Dufferin TTC station. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE



Carly Bowman, M.Sc.PI, MCIP, RPP,
Director, Community Planning,
Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map [include for ZBA applications]
- Attachment 5: Draft Official Plan Amendment
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: North Elevation
- Attachment 9: South Elevation
- Attachment 10: East Elevation
- Attachment 11: West Elevation
- Attachment 12: 3D Massing Model Looking Southwest
- Attachment 13: 3D massing Model Looking Northeast

Attachment 1: Application Data Sheet

Municipal Address: 10-22 PAULINE AVENUE Date Received: June 13, 2023

Application Number: 23 160053 STE 09 OZ

Application Type: OPA and Rezoning

Project Description: Proposed stacked townhouses containing 34 units. The building will have an overall height of 5-storeys (15.6 metres to the top of the stair enclosure), with a total residential gross floor area of 4,269 square metres.

Applicant	Agent	Architect	Owner
BOUSFIELDS	Katie Hickey	STUDIOWI INC.	PAULINE DEVELOPMENT INC

EXISTING PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:
Zoning:	R (d0.6) (x740)	N/A
Height Limit (m):	13 m	Heritage Designation:
		N/A
		Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 2,091 Frontage (m): 61 Depth (m): 34

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			1,129	1,129
Residential GFA (sq m):	195		4,269	4,269
Non-Residential GFA (sq m):	520			
Total GFA (sq m):	715		4,269	4,269
Height - Storeys:	3		4	4
Height - Metres:	11		13	13

Lot Coverage Ratio (%): 53.99 Floor Space Index: 2.04

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	4,269	

Retail GFA: N/A
 Office GFA: N/A
 Industrial GFA: N/A
 Institutional/Other GFA:
 N/A

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:	1			
Condominium:			34	34
Other:				
Total Units:	1		34	34

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:		1		7	26
Total Units:		1		7	26

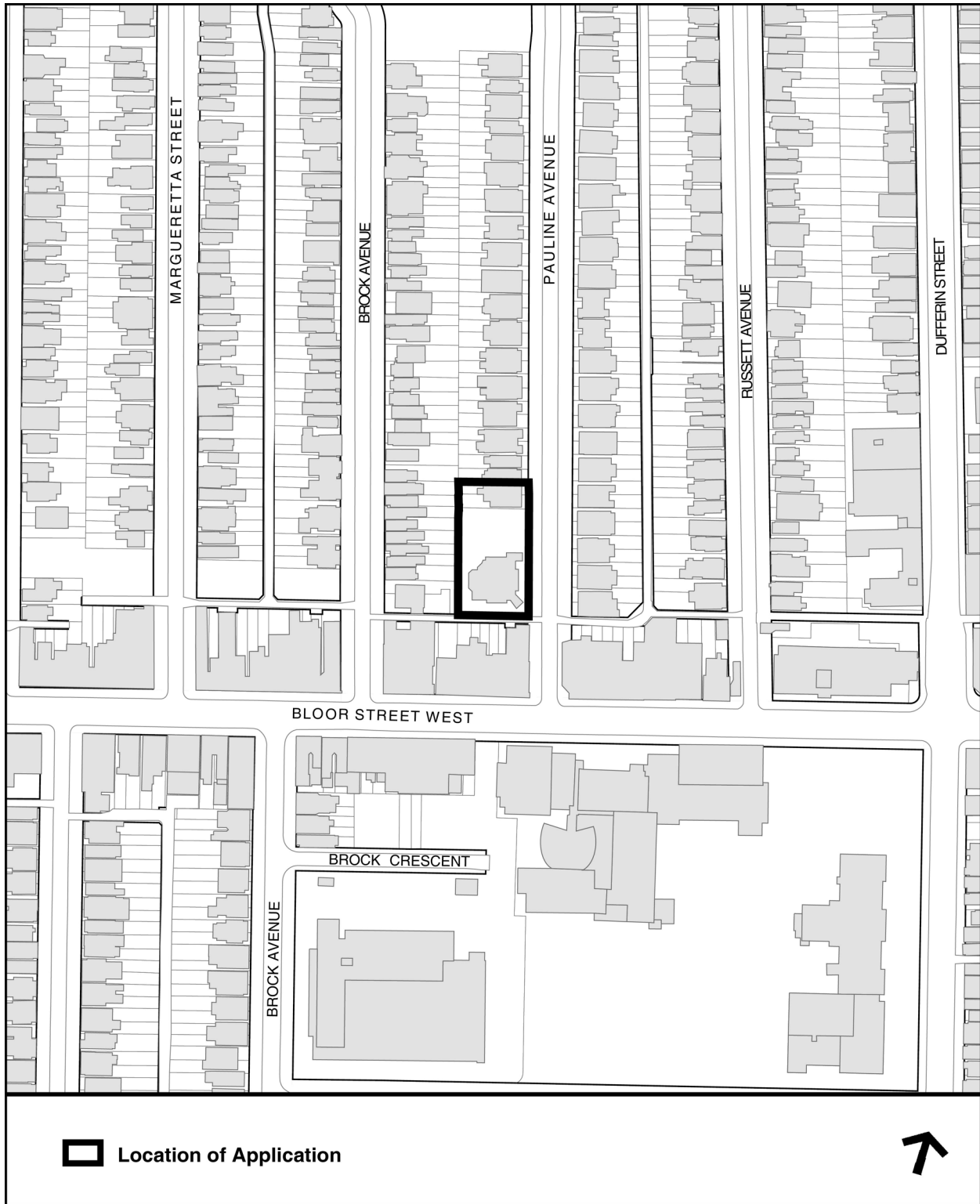
Parking and Loading

Parking Spaces:	34	Bicycle Parking Spaces:	38	Loading Docks:	N/A
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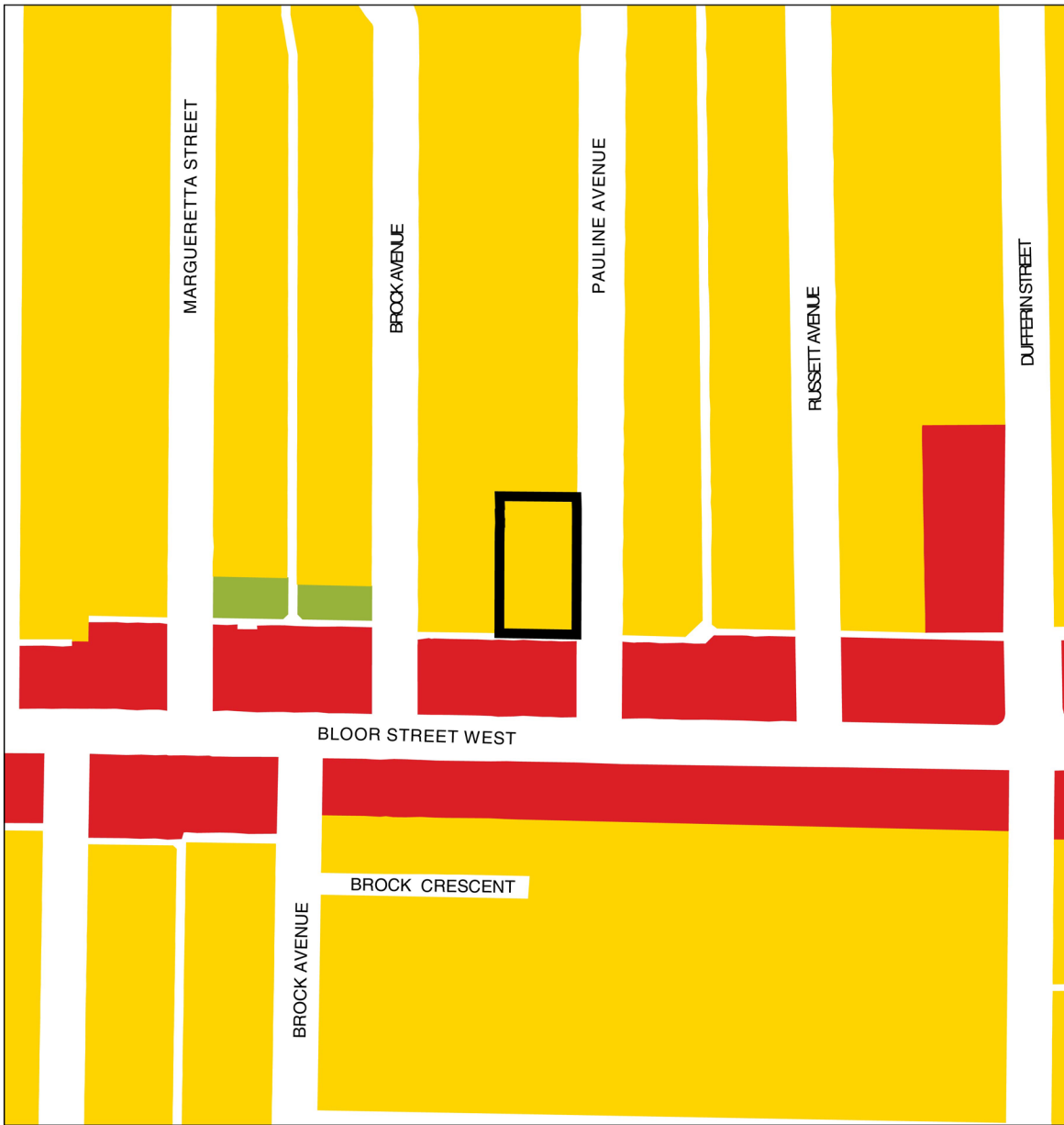
CONTACT:

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 Kirk.Hatcher@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map #17

10 - 22 Pauline Avenue

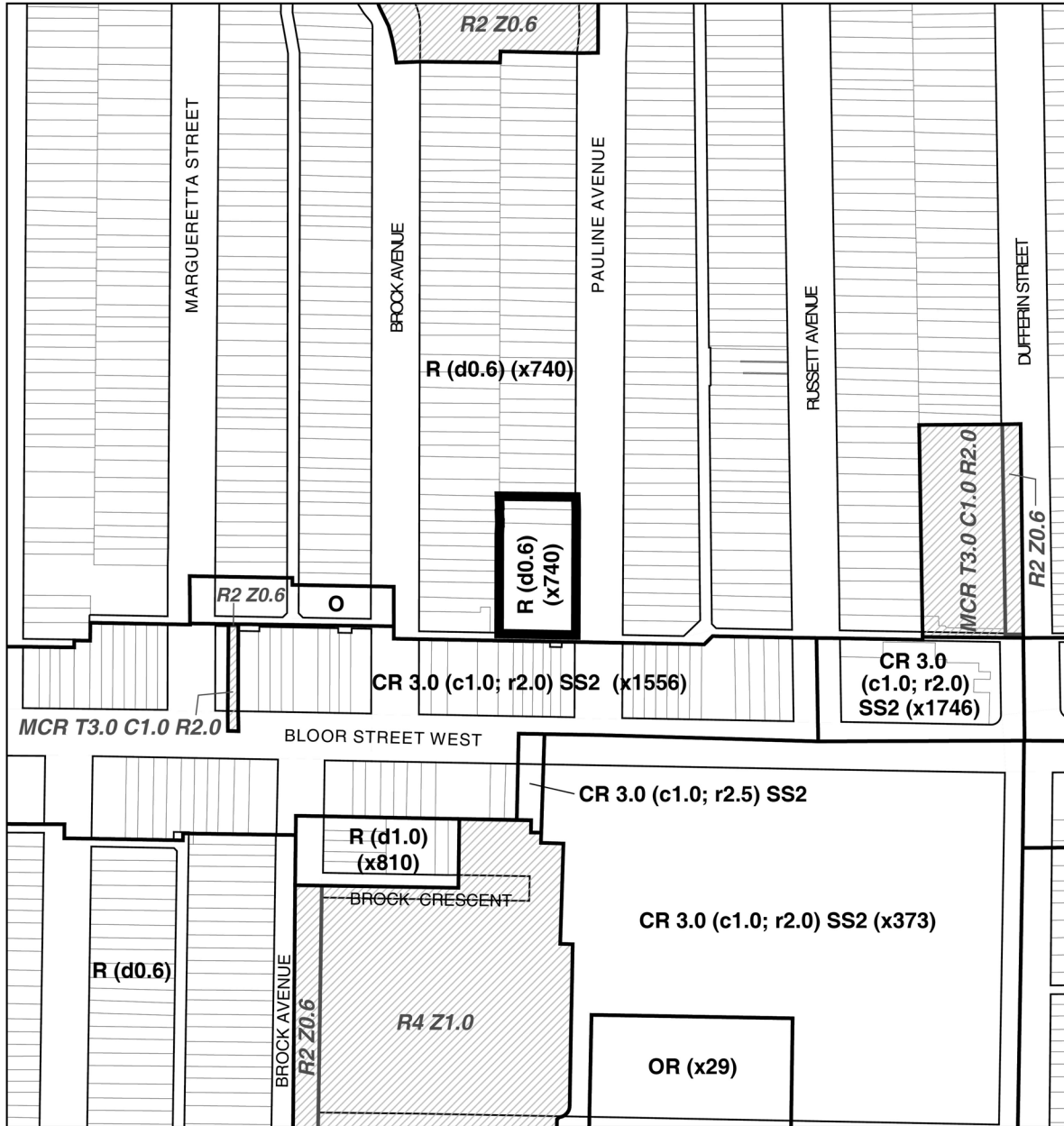
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-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas

 Parks


Not to Scale
Extracted: 01/22/2024

Attachment 4: Existing Zoning By-law Map




Zoning By-law 569-2013

10 - 22 Pauline Avenue

File # 24 106172 STE 09 0Z

-  Location of Application
- R** Residential
- CR** Commercial Residential
- O** Open Space
- OR** Open Space Recreation

-  See Former City of Toronto By-law No. 438-86
- R2** Residential District
- R4** Residential District
- MCR** Mixed-Use District


 Not to Scale
 Extracted: 01/22/2024

Attachment 5: Draft Official Plan Amendment

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

**CITY OF TORONTO
BY-LAW ##-2024**

To adopt Amendment No. 736 to the Official Plan for the City of Toronto with respect to the lands municipally known in the year 2023 as 10-22 Pauline Avenue.

Whereas authority is given to Council under 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:

The attached Amendment 736 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this day of , A.D. 2024.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)

AMENDMENT NO. 736 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 10-22 PAULINE AVENUE

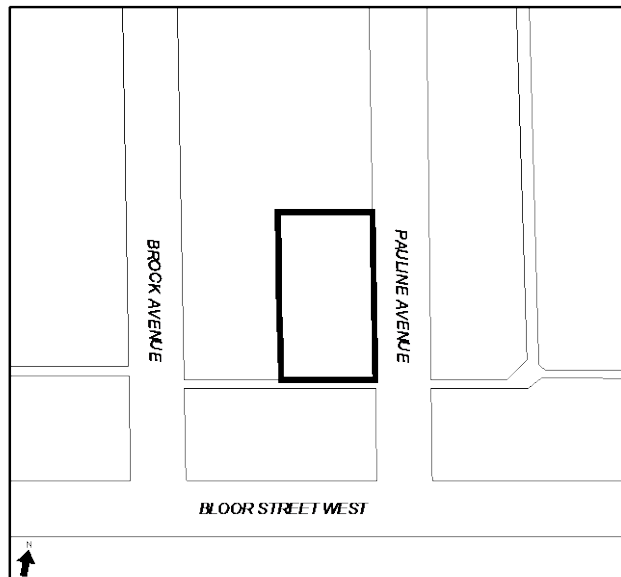
The Official Plan of the City of Toronto is amended as follows:

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 881 for the lands municipally known in the year 2023 as 10-22 Pauline Avenue, and associated map as follows:

4-storey stacked townhouses are permitted on the lands, and may include a structure on the roof that contains enclosed stairwells.

Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands municipally known as 10-22 Pauline Avenue, as shown on the map below, as Site and Area Specific Policy 581.

“881. 10-22 Pauline Avenue



Attachment 6: Draft Zoning By-law Amendment

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

CITY OF TORONTO

BY-LAW ###-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 10-22 Pauline 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; 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 to a zone label of R(d0.6)(x200) 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 200 so that it reads:

(200) Exception R 200

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 10-22 Pauline Avenue, 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 (Z) below:
- (B) Despite Regulations 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.0 metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite Regulation 10.10.40.10(1), 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) In addition to the equipment and **structures** on the roof the **building** which may exceed the permitted maximum height for the **building**, as outlined by Regulation 10.5.40.10(3), the following equipment and **structures** may also project beyond the permitted maximum heights shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) **building** maintenance units, window washing equipment, built-up roof system, air conditioners, by a maximum of 1.0 metre;
 - (ii) parapets, planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.8 metres; and
 - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to a balcony, terrace and/or private rooftop amenity terrace, by a maximum of 2.5 metres;
- (E) Regulation 10.5.40.10(4), with respect to the horizontal limits on elements for the functional operation of a **building**, does not apply;
- (F) Regulation 10.5.50.10(4), with respect to **landscaping** requirements for a **lot** with an **apartment building**, does not apply;
- (G) Regulation 10.5.50.10(5), with respect to the requirement for an **apartment building** to provide a strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;

Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** for all **buildings** and **structures** on the **lot** is 4,300 square metres;

- (H) Regulation 10.10.40.50(1), with respect to **amenity space** for an **apartment building**, does not apply;
- (I) Despite Regulations 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Regulations 10.5.40.50(2) and 10.5.40.60(1) a platform without **main walls**, such as a deck, porch, balcony or similar **structure**, attached to or within 0.3 metres of a **building**, does not need to comply with the required minimum **building setbacks** for the zone;
- (K) Despite Regulation 10.5.40.60(2)(B), a canopy, awning or similar **structure** that is not covering a platform may encroach into a required minimum **building setback** by a maximum of 5.0 metres in the

front yard;

- (L) Despite Regulation 10.10.40.80(1), the minimum distance between **main walls** of the same **apartment building** is 1.1 metres;
- (M) Despite Regulation 10.5.60.20(2), there is no required minimum **rear yard setback** for **ancillary buildings**;
- (N) Despite Regulation 10.5.60.20(3), there is no required **side yard setback** for **ancillary buildings**;
- (O) Regulations 10.5.60.20(3) and (4), with respect to required side yard setbacks and setbacks from the original centerline of a lane for ancillary buildings, do not apply;
- (P) Despite Regulation 10.5.60.50(2), the maximum floor area of all ancillary buildings or structures is 300 square metres;
- (Q) Regulation 10.5.80.10(2), with respect to **parking space** locations for an **apartment building**, does not apply;
- (R) Regulation 10.5.100.1(5), with respect to **driveway** access to an **apartment building**, does not apply;
- (S) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1(1), a maximum of 32 residential **parking spaces** are permitted;
- (T) Despite Article 200.15.10, no accessible **parking spaces** are required;
- (U) Despite Regulation 220.5.10.1(2), no **loading space** is required;
- (V) Despite Regulations 230.5.1.10(6) and (9), “long-term” **bicycle parking spaces** may be located outdoors;
- (W) Despite Regulation 230.5.1.10(4)(B) the minimum length or vertical clearance of a **bicycle parking space** if placed in a vertical position on a wall, **structure**, or mechanical device is 1.7 metres; and
- (X) Regulation 230.5.1.10(12), with respect to **bicycle maintenance facilities**, does not apply.

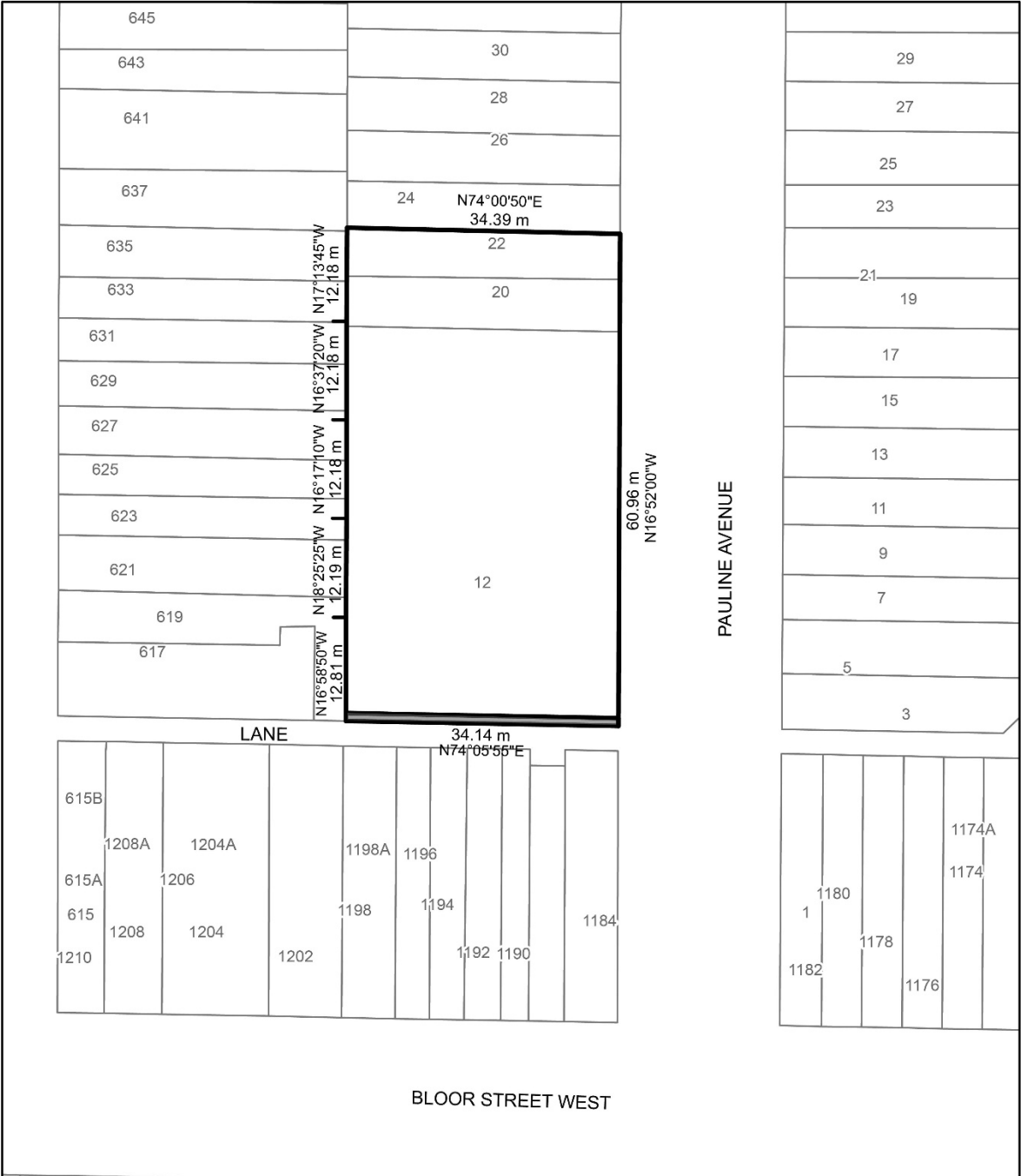
Prevailing By-laws and Prevailing Sections: [\(None Apply\)](#).

Enacted and passed on [\[month day, year\]](#).

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

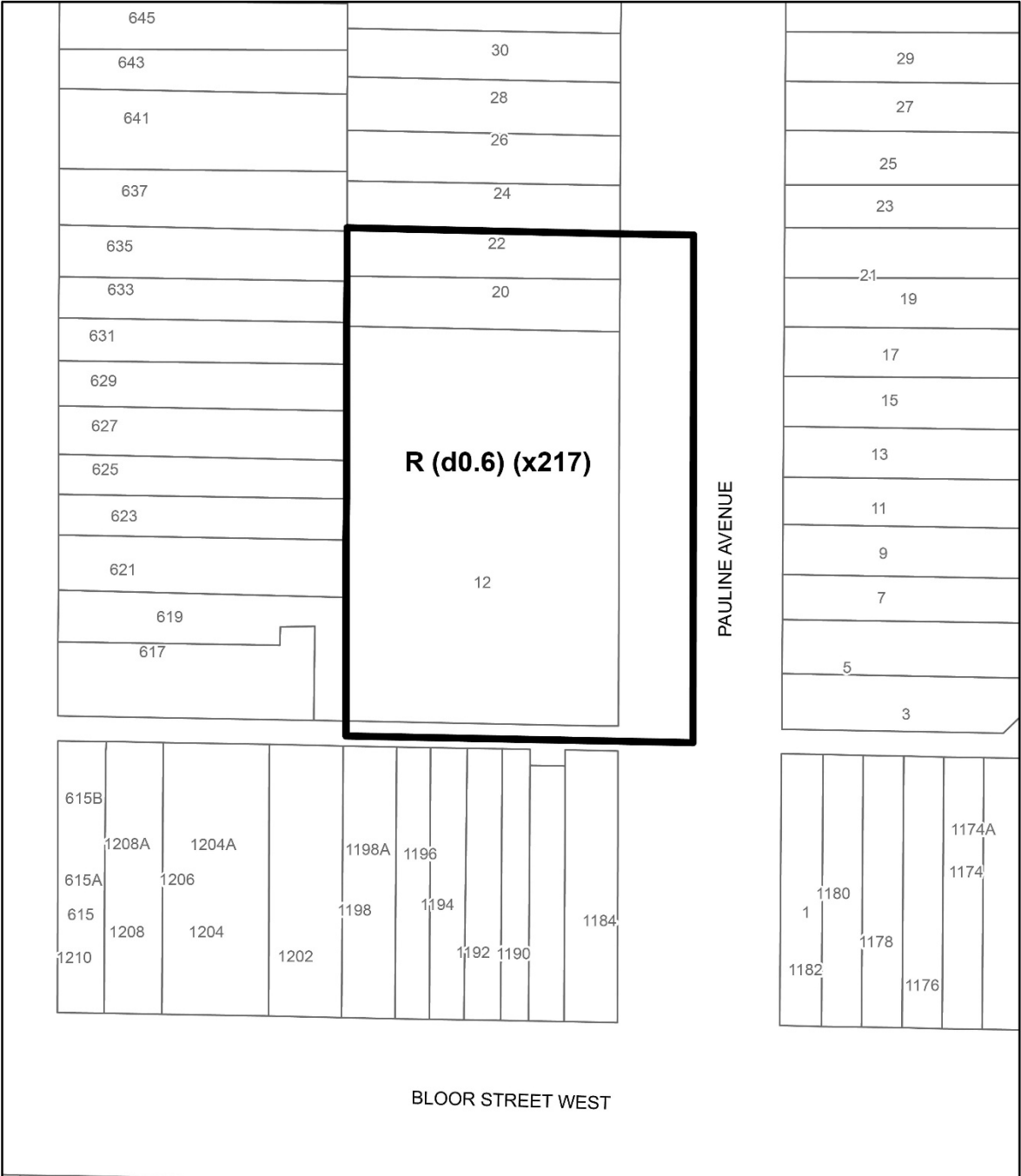


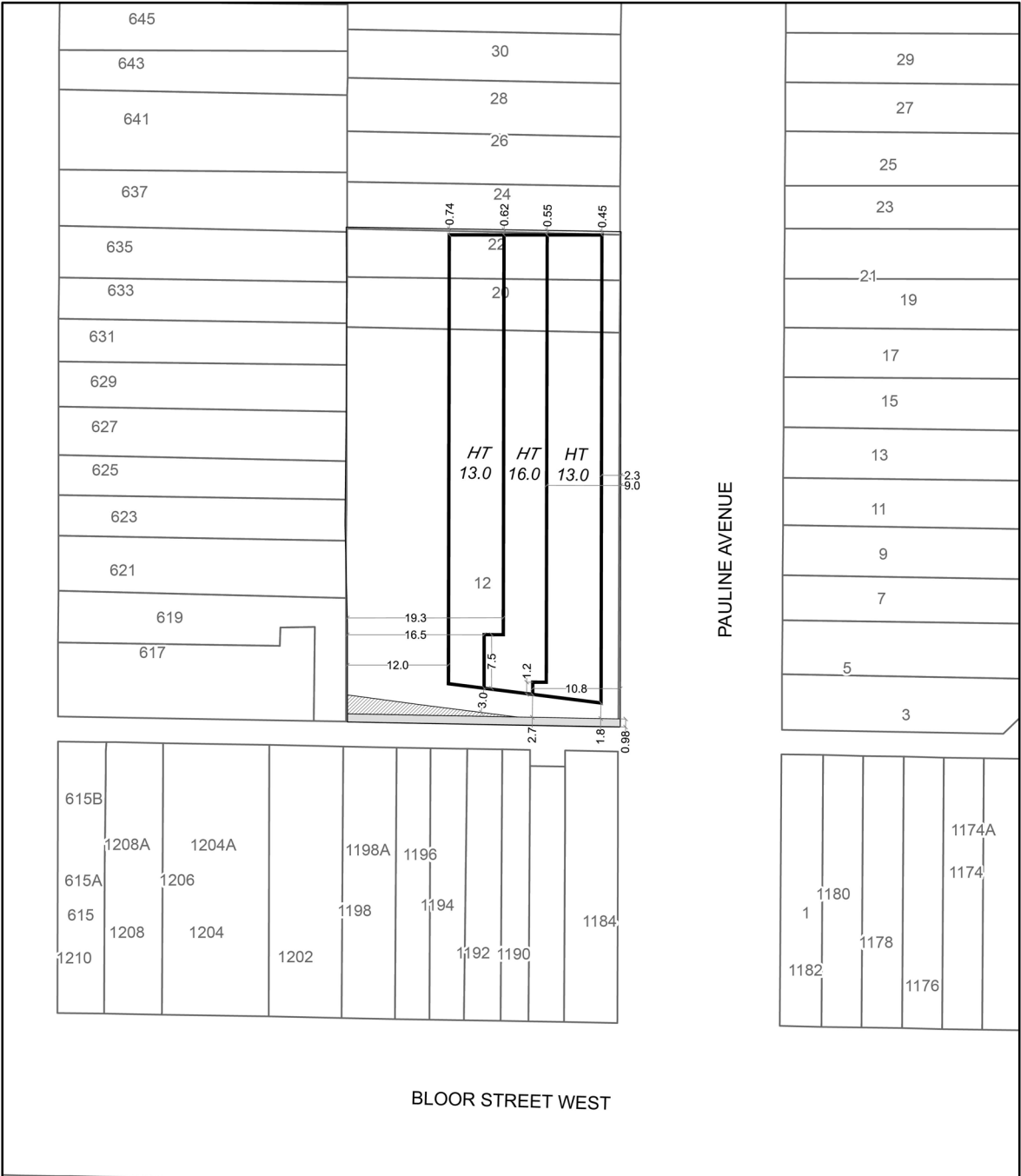
10-22 Pauline Avenue

File # 24 106172 STE 09 0Z

1.0 Metre Lane Widening

City of Toronto By-law 569-2013
 Not to Scale
 05/22/2024








Toronto
Diagram 3

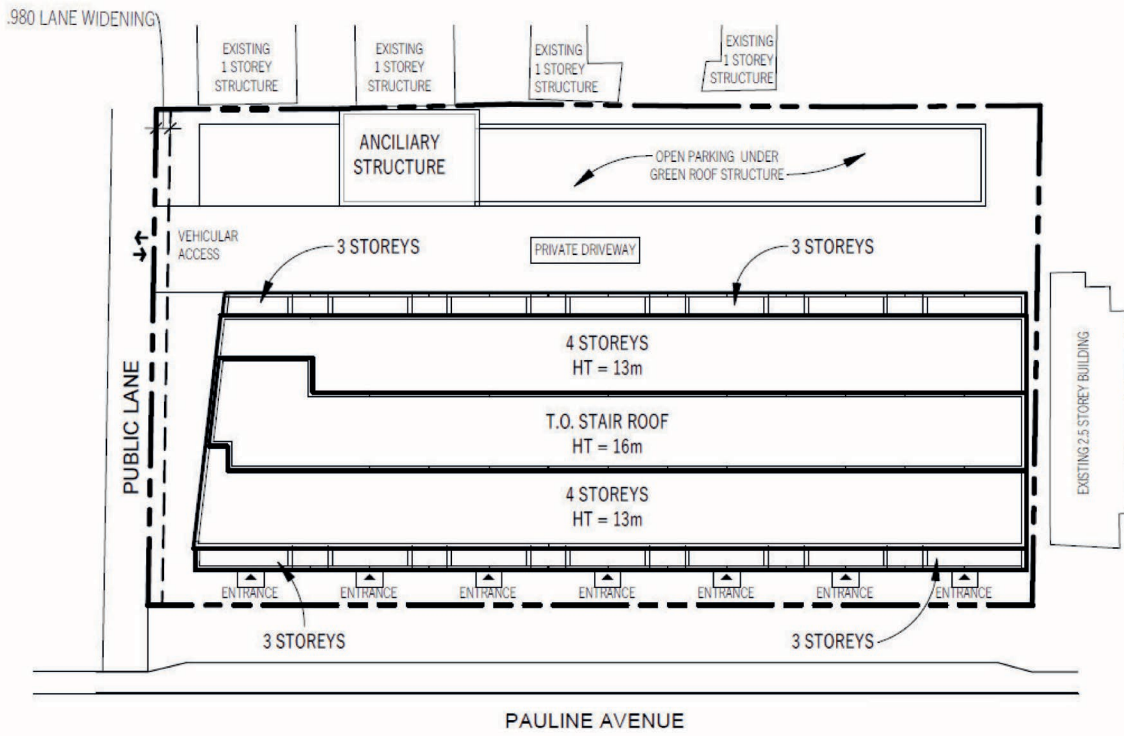
10-22 Pauline Avenue

File # 24 106172 STE 09 0Z

-  TTC subsurface easement
-  0.98 metre lane widening


 City of Toronto By-law 569-2013
 Not to Scale
 05/22/2024

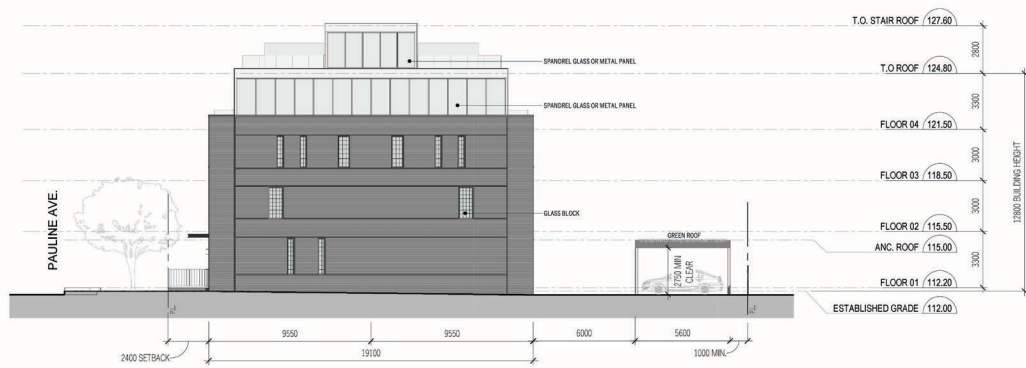
Attachment 7: Site Plan



Site Plan



Attachment 8: North Elevation



North Elevation

Attachment 9: South Elevation



South Elevation

Attachment 10: East Elevation



East Elevation

Attachment 11: West Elevation



West Elevation

Attachment 12: 3D Massing Model Looking Southwest

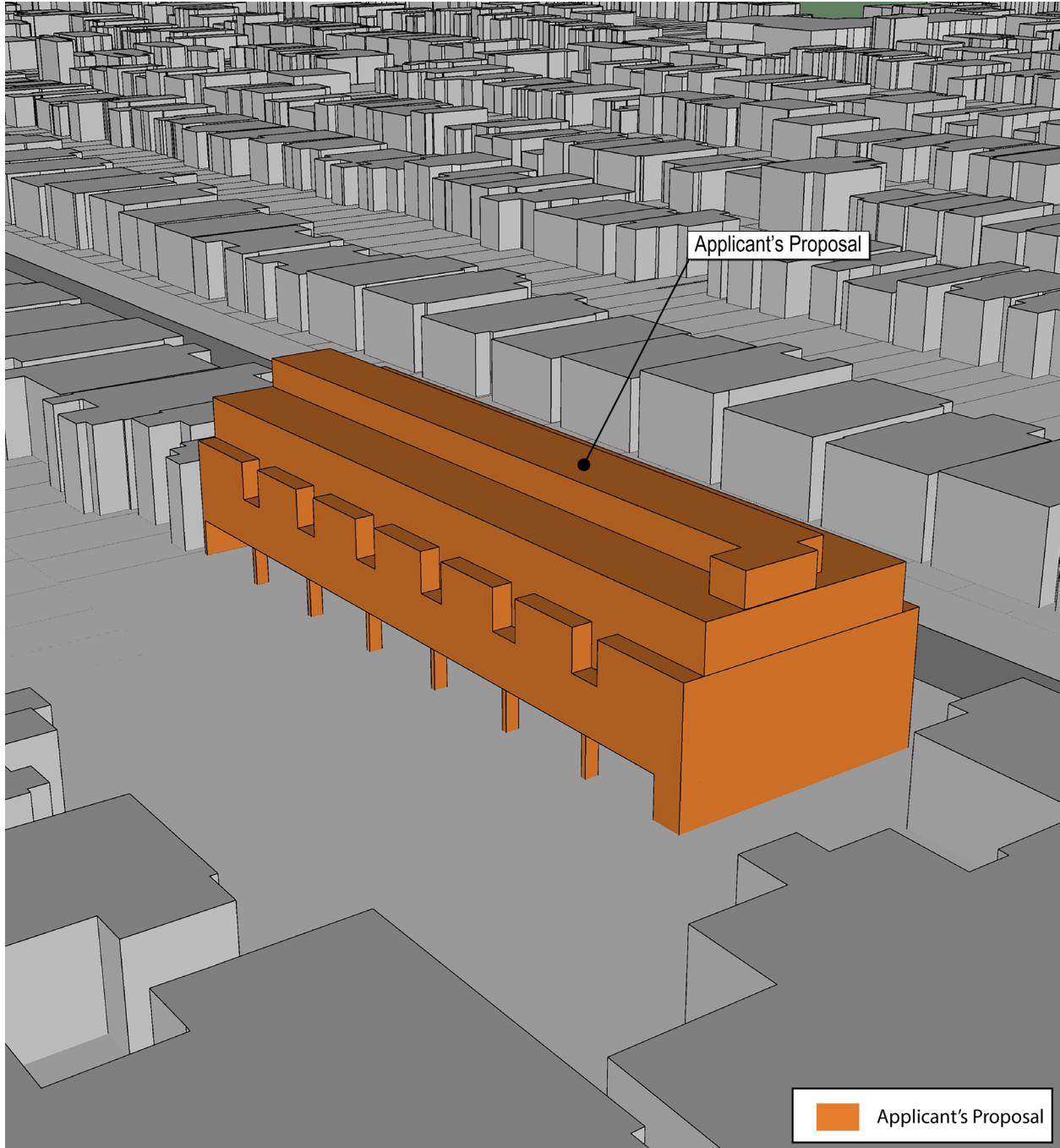


View of Applicant's Proposal Looking Southwest



05/06/2024

Attachment 13: 3D Massing Model Looking Northeast



View of Applicant's Proposal Looking Northeast



05/06/2024