

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 2023 as 73, 77, 79 and 83 Woodbine Avenue and 3 Buller 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;

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 replacing Article 900.2.10 Exception Number 17 so that it reads:

(17) Exception R 17

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 73, 77, 79 and 83 Woodbine Avenue and 3 Buller 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 (U) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 76.86 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 2 of By-law [Clerks to insert By-law number];
- (D) For the purpose of this exception, a mechanical penthouse, and a stairwell or elevator lobby providing access to rooftop areas do not constitute a **storey**;
- (E) Regulations 10.10.40.20(1)(B) and 10.10.40.30(1)(A) regarding the permitted maximum **building length** and permitted maximum **building depth** of an **apartment building** do not apply;
- (F) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,900 square metres;
- (G) Despite Clause 10.10.40.70, and regulation 10.5.40.70 (1), the required minimum **building setbacks** are as shown, in metres, on Diagram 2 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 10.10.40.80(1), the required separation of **main walls** are as shown, in metres, on Diagram 2 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 10.10.40.1(3), the permitted maximum number of **dwelling units** for an **apartment building** on the **lot** is 90 **dwelling units**;
- (J) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 22 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (K) Despite regulations 10.5.40.10(2) to (4), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 2 of By-law [Clerks to insert By-law

number]:

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 4 metres;
 - (ii) architectural features, antennas, flagpoles, parapets, elements and **structures** associated with a **green roof**, satellite dishes, weather vanes and window-washing equipment, by a maximum of 2.5 metres;
 - (iii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 4 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (L) Despite regulations 10.5.40.60 (1), (2), (3), (5), (6), (7) and (8), clause 10.10.40.70, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall separation distances** as follows:
- (i) platforms, such as porches, decks or similar structures, but excluding balconies, by a maximum of 2.5 metres;
 - (ii) balconies into a **front yard setback**, by a maximum of 2.5 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 3 metres;
 - (iv) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (v) eaves, by a maximum of 0.5 metres;
 - (vi) dormers, by a maximum of 1 metres;

- (vii) utility equipment, air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3 metres;
 - (viii) Exterior stairs, access ramps, and elevating devices, by a maximum of 3 metres; and
 - (ix) Canopies and awnings, by a maximum of 2.5 metres.
- (M) Despite regulations 10.5.55.1(1) and 10.10.40.50.(1), **amenity space** must be provided at the following minimum rate:
- (i) A minimum of 1.30 square metres of indoor **amenity space** for each **dwelling unit**; and
 - (ii) A minimum of 2.70 square metres of outdoor **amenity space** for each **dwelling unit**;
- (N) Despite regulation 10.5.50.10 (4), **landscaping** must be provided in accordance with the following:
- (i) A minimum of 29 percent of the area of the **lot** must be **landscaping**; and
 - (ii) A minimum of 30 percent of the **landscaping** area required in (i) above must be **soft landscaping**.
- (O) Despite regulation 10.5.50.10(5), a 1.5 metre strip of **soft landscaping** is not required along the northerly and southerly **side lot lines**;
- (P) 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 0 residential occupant **parking spaces**, but not exceeding a maximum of 36 residential occupant **parking spaces**;
 - (ii) A minimum of 4 residential visitor **parking spaces**, but not exceeding a maximum of 13 residential visitor **parking spaces**;
- (Q) Despite regulations 200.15.10(1) and (2), a minimum of 3 of the required **parking spaces** must be accessible **parking spaces**;
- (R) Despite regulation 200.5.1.10(2), a **stacked parking space** must have the following minimum dimensions:
- (i) length of 5.8 metres;

- (ii) width of 2.5 metres; and
 - (iii) vertical clearance of 1.7 metres.
- (S) Despite regulation 200.15.1(1), and (R) above, an accessible **parking space** provided as a **stacked parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres.
- (T) Despite regulations 10.5.60.20(2) and (3), the required minimum **side yard setback** and **rear yard setback** for an **ancillary building** or **structure** providing dedicated weather protection for **bicycle parking spaces** is 1.8 metres, if its height is no greater than 3.3 metres.
- (U) Despite Regulation 10.5.100.1(5), a **driveway** providing unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building** is not required.

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

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1

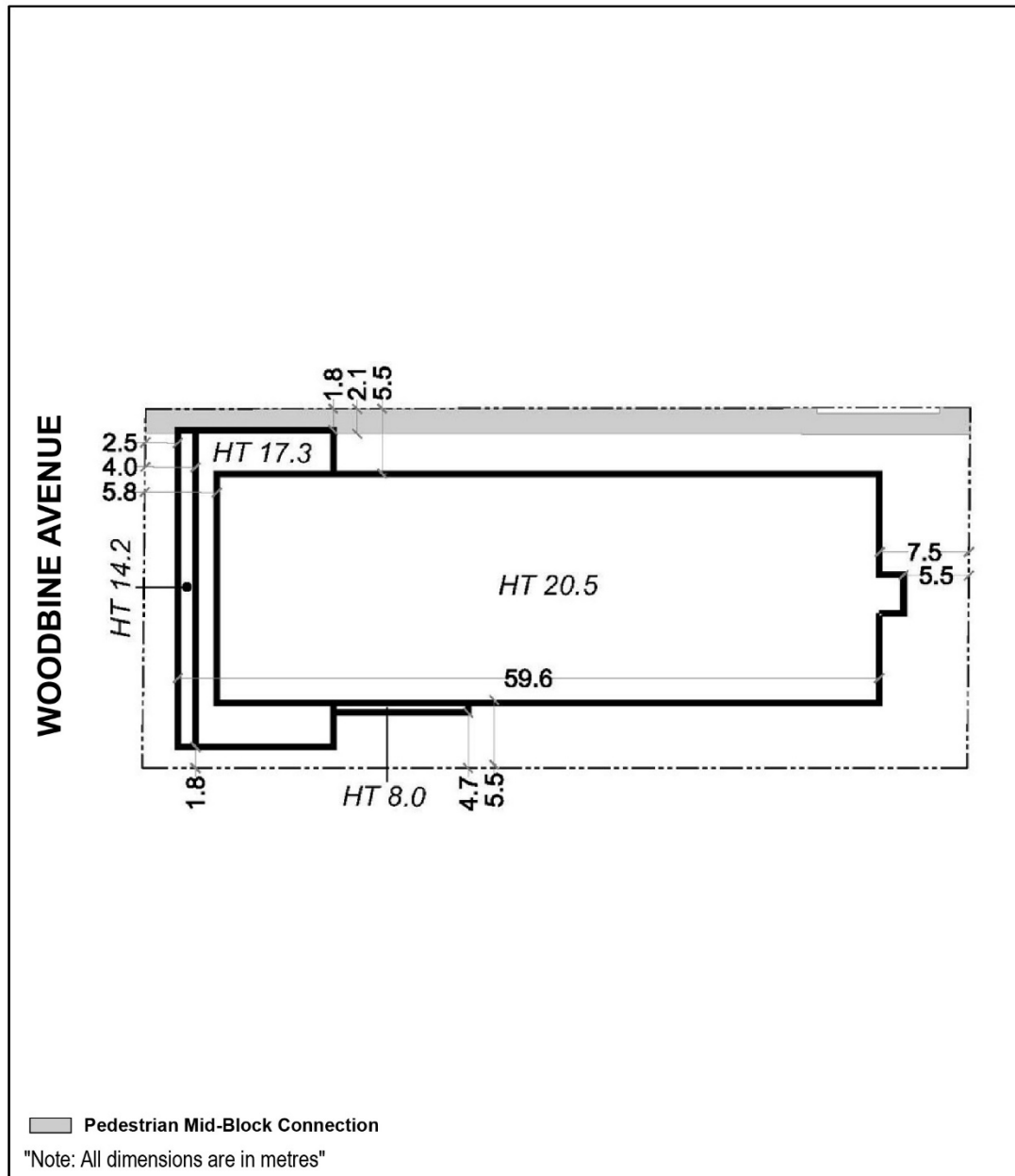


Toronto
Diagram 1

**73-83 Woodbine Ave. &
3 Buller Ave.**

File # 23 168340 STE 19 02

Diagram 2



Toronto
Diagram 3

73-83 Woodbine Avenue
& 3 Buller Avenue

File # 23 168340 STE 19 0Z