

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 2915 St. Clair Avenue East.

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 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (f12.0; a370; d0.6) to a zone label of CR 0.17 (c0.17; r0.0) SS2 (x [exception number]) *The Zoning By-law team will provide the 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 / amending / amending and replacing] Article 900.[-].[-] Exception Number [-] *Zoning Section staff assign the exception number* so that it reads:

([assigned exception number]) Exception CR ([assigned 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 2915 St. Clair Avenue East, 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 (L) 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 128.61 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(6)(A), the permitted minimum distance from a lot in the RD zone category may be a minimum of 9.5 metres for the north facing pedestrian access;
- (D) 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 ##];
- (E) Despite regulation 40.10.40.10(5), the permitted minimum height of the first **storey** may be 4 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 250 square metres, of which:
 - (i) The permitted maximum **gross floor area** for non-residential uses is 250 square metres;
 - (ii) The permitted maximum **gross floor area** for retail uses is 125 square metres;
- (G) 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 ##] and below:
 - (i) Where a **main wall** has windows or openings, the **main wall** must be setback at least 5.2 meters from a side lot line that is not adjacent to a street or lane;
 - (ii) At least 75 percent of the **main wall** of the **building** facing a front lot line must be located at or between the front lot line and a maximum 14 meters from the lot line;
- (H) Despite regulation 40.10.50.10(2), the portion of the east lot line abutting the lot in the RD zone category may have no fence;
- (I) Despite regulation 40.10.50.10(3), the width of a **soft landscaping** strip

located along a **lot line** that abuts a **lot** in the Residential Zone category is as shown on Diagram 3 and below [Clerks to insert By-law ##], with the exception that:

- (i) A **soft landscaping** strip is not required on the eastern **side lot line**;
- (J) Despite regulation 40.10.80.10(1), a maximum of 4.0 surface **parking spaces** may be located in the **front yard**;
- (K) Despite Clause 40.10.80.20, a **parking space** may be setback 0.0m from a **lot line**;
- (L) Despite regulation 40.10.150.1(1), the waste and **recyclable material storage building** stored in an **ancillary building** may be located 1.24 metres from a lot in the RD zone category, as shown on Diagram 3 [Clerks to insert By-law ##];
- (M) Despite regulation 150.92.20.1(1), the **interior floor area** of a retail store in combination with a **vehicle fuel station** may be up to 250 square metres;
- (N) Despite regulation 150.92.20.1(3) (B), an outside display and storage area for a **vehicle fuel station** is not required to be enclosed by a fence;
- (O) Despite regulation 150.92.30.30(1), a **lot** with a **vehicle fuel station** may have a minimum **lot depth** of 43.0 metres;
- (P) Despite regulation 150.92.50.10(1)(A), and 150.94.50.1(1)(A) the width of a **soft landscaping** strip along that portion of the **lot line** abutting the **street** and the portion of the **lot** used for a **vehicle fuel station** are as shown on Diagram 3 [Clerks to insert By-law ##];
- (Q) Despite 150.92.50.10(1)(B) and 150.94.50.1(1)(B) the width of **soft landscaping** strip between the portion of a **lot line** that abuts a **lot** in the Residential Zone category and is adjacent to the **vehicle fuel station** are as shown on Diagram 3 [Clerks to insert By-law ##];
- (R) Despite regulation 150.92.60.20(1), the **setback** between the edge of the canopy above the fuel pumps and a **lot line** abutting a **street** are as shown in metres on Diagram 3 of the By-law [Clerks to insert By-law ##];
- (S) Despite regulation 150.92.100.1(2) and 150.94.30.1(1), the widths of the **vehicle access points** measured along the **lot line** abutting a **street**, are as shown in metres in Diagram 3 of the By-law [Clerks to insert By-law ##];

- (T) Despite regulation 150.92.100.30(1), 150.94.30.1(2), **vehicle** access to a **lot** with a **vehicle fuel station** may have a separation distance from other **vehicle** accesses on the **lot** and from any **side lot lines** as shown in meters on Diagram 3 of the By-law [Clerks to insert By-law ##];
- (U) Despite regulation 150.92.100.30(2) and 150.94.30.1(3), **vehicle** access to a **corner lot** with a **vehicle fuel station** may have a separation distance from the point of intersection of the **front lot line** and **side lot line** as shown in metres on Diagram 3 of the By-law [Clerks to insert By-law ##];
- (V) Despite regulation 200.5.1(3)(A), the minimum **drive aisle** width along the south parking area may be 5.19 metres, where the centreline of a **parking space** is at an interior angle of 70 to 90 degrees to the centreline of the **drive aisle** providing **vehicle** access;
- (W) Despite regulation 200.5.1.10(2)(C)(i), the length of **parking space** 4 that is adjacent and parallel to a **drive aisle** from which **vehicle** access is provided may be 5.6 metres;
- (X) Despite regulation 200.5.10.1(1), the maximum number of **parking spaces** for the **Retail Store/Vehicle Fuel Station/Vehicle Service Shop** may be 15 spaces;
- (Y) Despite regulation 200.15.10(1)(B), the number of accessible **parking spaces** may be 0.

Prevailing By-laws and Prevailing Sections:

(None Apply)

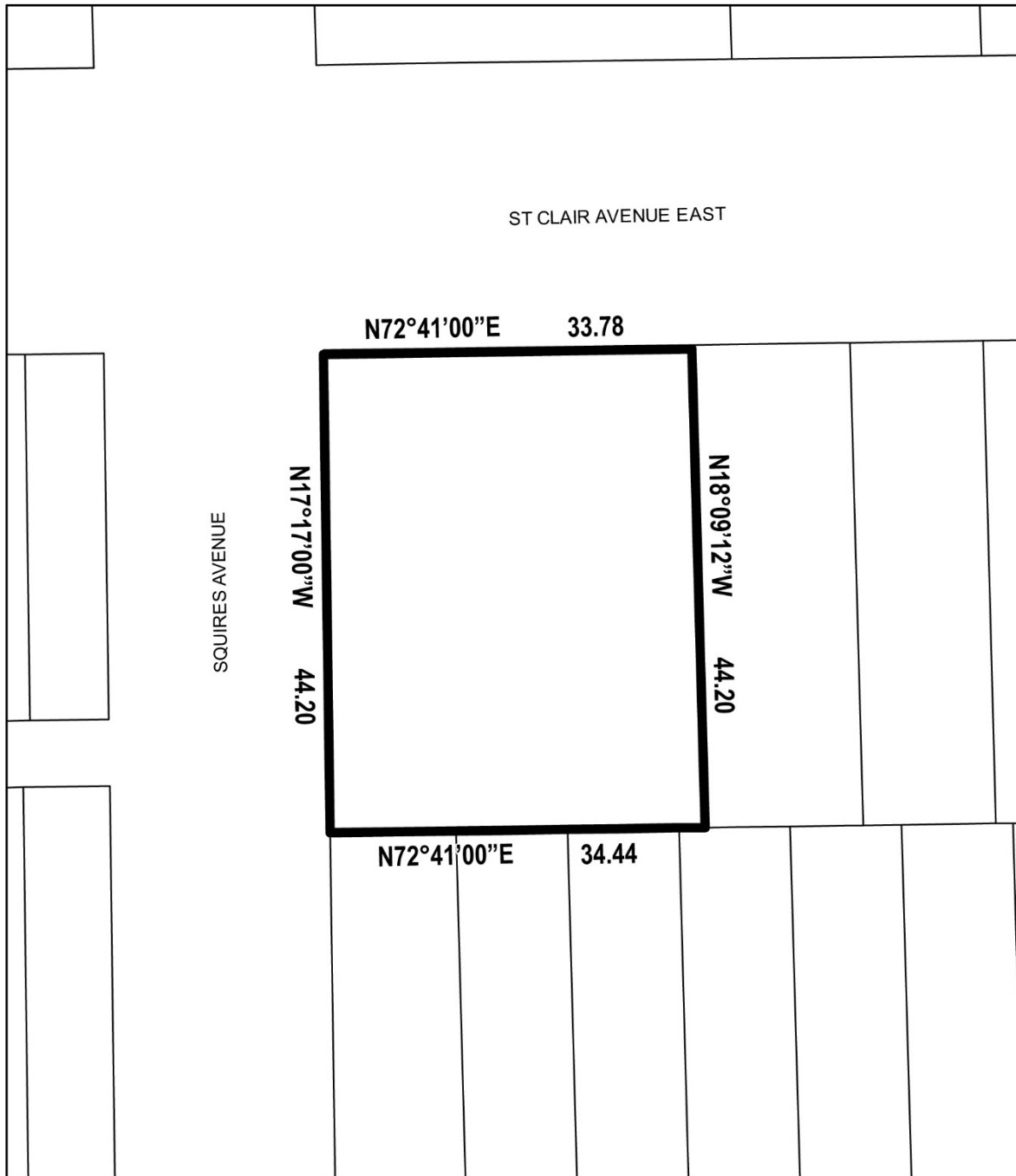
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

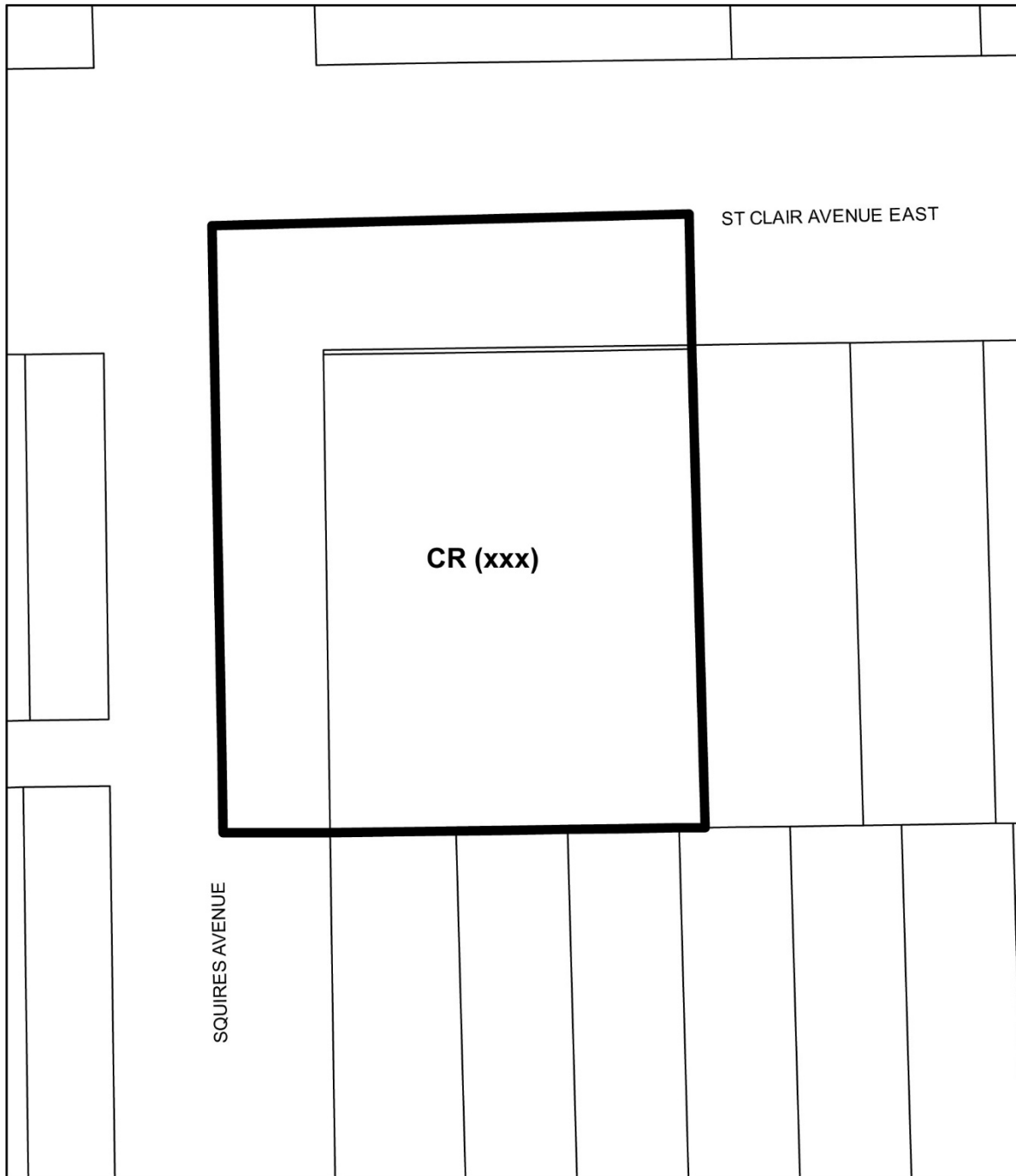


Toronto
Diagram 1

2915 St Clair Ave E

File #: 19 132195 STE 19 0Z

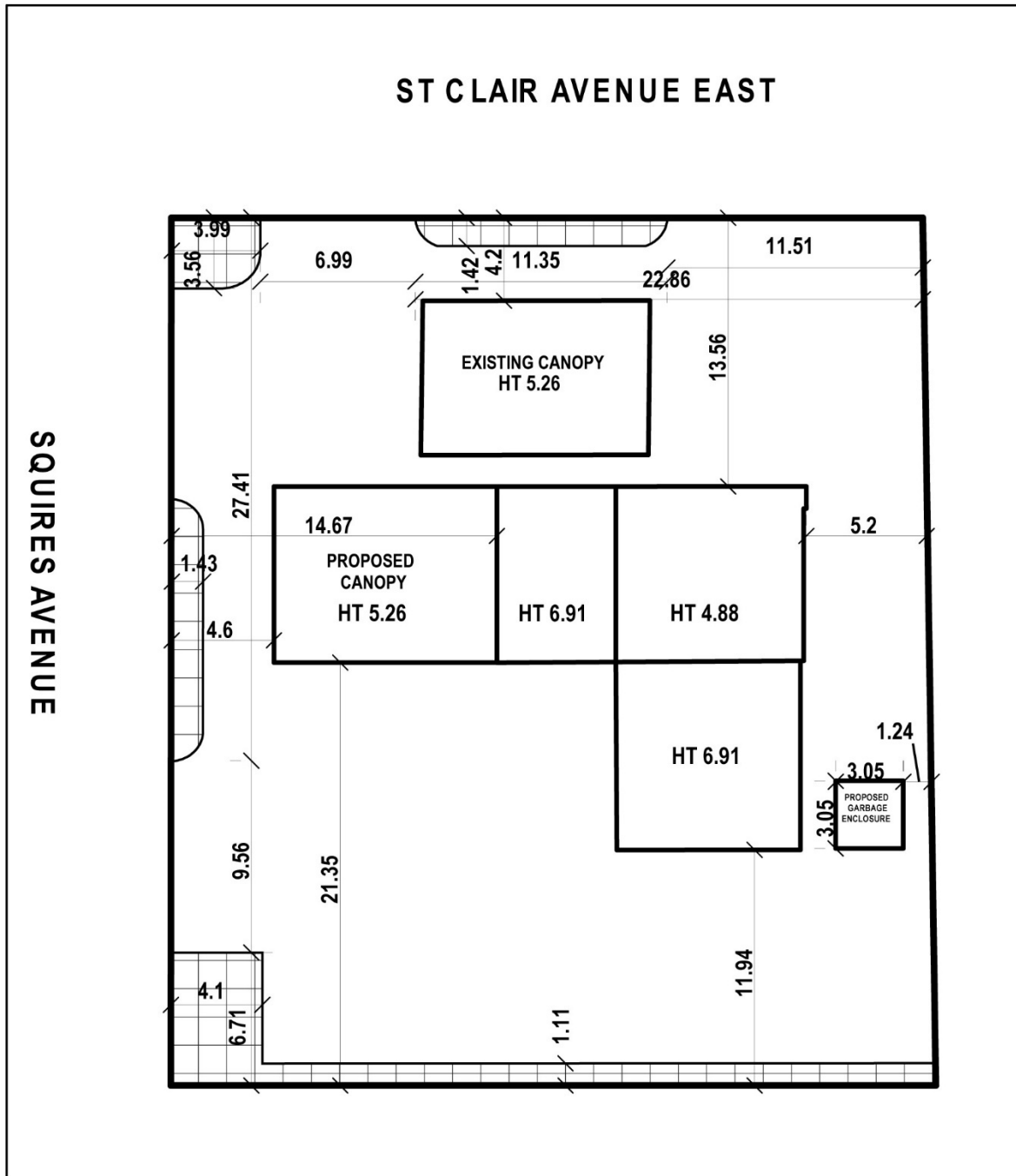




 **TORONTO**
Diagram 2

2915 St Clair Ave E

File #: 19 132195 STE 19 0Z



Toronto
Diagram 3

2915 St Clair Ave E

File #: 19 132195 STE 19 0Z