

Authority: **North 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 2025 as 93 York Road.

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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law; 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 (f18.0, a690)** to a zone label of **RD (f18.0, a690) (x 1347)** as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by **adding** Article 900.3.10(1347) so that it reads:

(1347) Exception RD

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 93 York Road, 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 (C) below;

- (B) In addition to Section 10.5.50.10 a **lot** with a **townhouse** must have a minimum 3.5 metre wide strip of **soft landscaping** along the western **lot line**.
- (i) Despite (B) above, if outdoor visitor parking is provided along the western lot line, the landscaped strip area may be reduced to permit a maximum of one visitor **parking space**.
- (C) **Parking spaces** must be equipped with an **energized outlet** for a **lot** with a **townhouse**, which is clearly marked and identified for electric **vehicle** charging, in accordance with the following:
- (i) a minimum of one residential **parking space** for each townhouse unit located in a **townhouse** must include an **energized outlet** capable of providing **Level 2 charging** or higher electric vehicle charging.

Prevailing By-laws and Prevailing Sections: None Apply

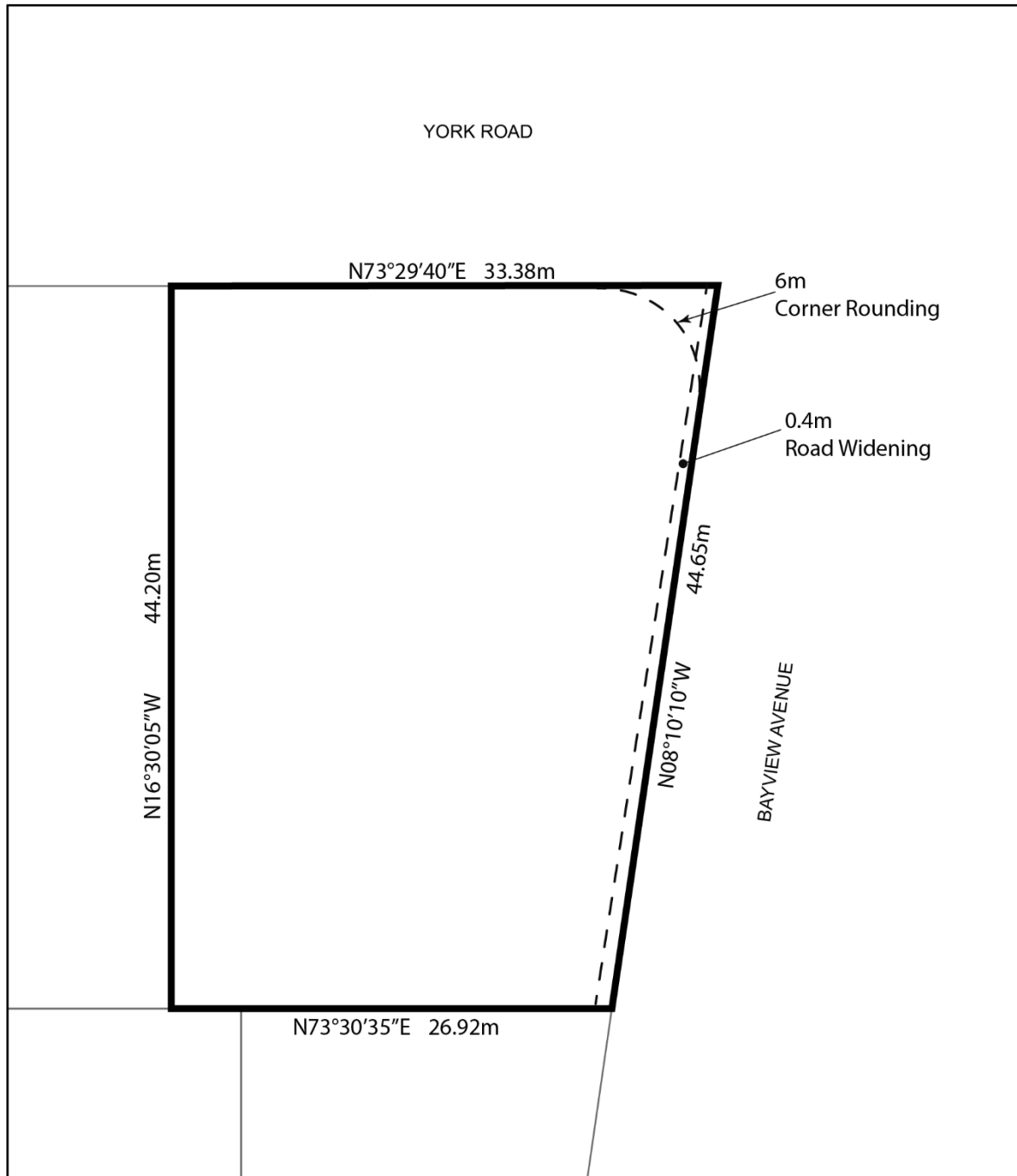
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. None of the provisions of this exception or By-law 569-2013, as amended, shall apply to prevent a “temporary sales/rental office” on the lands for a period of not more than 2 years from the date this By-law comes into full force and effect.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

93 York Road

File # 21 188402 NNY 15 0Z

