

Attachment 5: Draft Zoning Bylaw

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number] -2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 146, 148 and 150 Vaughan 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

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 RA (d2.5)(x534) to a zone label of RA(d2.5)(x291) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 291 so that it reads:

(291) Exception RA 291

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 146, 148 and 150 Vaughan Road, 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 (W) below;

- (B) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 15.10.40.10(1) and (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 number];
- (D) Despite Regulations 15.5.40.10 (3) to (6), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 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 1.5 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.5 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 6.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** or private terraces, by a maximum of 3.0 metres;
- (E) Despite (C) above, no **gross floor area** may be located within "Area A" as shown on Diagram 3 of By-law [Clerks to insert By-law ###], between the Canadian Geodetic Datum of 160.7 metres and the top of the slab of the 2nd storey;
- (F) Despite Regulations 15.5.50.10(1) and (2), **landscaping** on the **lot** will be provided as follows:
 - (i) a minimum of 125.0 square metres of the **lot** will have **landscaping**; and

- (ii) a minimum of 7.0 square metres of the **landscaping** area required in (i) above must be **soft landscaping**;
- (G) Regulations 15.5.80.10(2), (3) and (4), regarding the location of **parking spaces** do not apply;
- (H) Despite Regulation 15.5.100.1(2), **vehicle** access to an **apartment building** may be provided from the **lane**, and no unobstructed **vehicle** access is required between the **street** and the principal pedestrian entrance that allows a **vehicle** to enter and leave the **lot** in one continuous forward movement;
- (I) Despite Regulation 15.10.20.100(13), the following non-residential uses are permitted in an **apartment building** on the **lot** and may cumulatively have a total **interior floor area** of 170.0 square metres:
 - (i) an **art gallery**, medical office, **retail store**, **retail service**, **personal service shop**, and **service shop**;
- (J) Despite Regulation 15.10.30.20(1), the required minimum **lot frontage** is 22.0 metres;
- (K) In addition to areas of the **building** included in Regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** may be reduced by the area in the **building** used for:
 - (i) hydro vault;
 - (ii) residential and non-residential waste storage;
 - (iii) other storage;
 - (iv) mail, parcel, mechanical or electrical rooms;
 - (v) elevator lobby(s); and
 - (vi) all provided indoor **amenity space**.
- (L) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,500 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 8,450 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 170.0 square metres; and

- (iii) the required minimum **gross floor area** for non-residential uses is 59.0 square metres;
- (M) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (N) Despite Clause 15.10.40.70 and Regulation 15.10.40.80(1)(B), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (i) Where a portion of a north or south facing **main wall** of a **building** has an opening, that portion of the **main wall** must be setback a minimum of 2.4 metres from the north or south **side lot line**;
- (O) Despite (M) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (a) despite (i) above, balconies are not permitted on the north or south **main walls** of the **building**; and
 - (b) despite (i) above, balconies are not permitted on the east and west **main walls** of the **building** for the portions that are below a height of 28.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) eaves, by a maximum of 1.0 metres;
 - (vi) dormers, by a maximum of 1.0 metres;

- (i) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
 - (ii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space and private terraces to the extent of the floor below.
- (P) Despite regulation 200.5.1.10(2)(A)(iv), one of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (Q) If required, accessible **parking spaces** must be provided in accordance with 200.15.10.5(1);
- (R) Despite Regulation 220.5.10.1(2), one Type 'C' **loading space** is required;
- (S) Despite Regulation 230.5.1.10(9)(B)(iii), long-term **bicycle parking spaces** may be located on the ground floor or the first level below-ground;
- (T) Despite Regulation 230.5.1.10(13), a maximum of 6 **oversized bicycle parking spaces** provided in addition to Regulation 230.5.1.10(13) may replace required long-term **bicycle parking spaces** having the minimum dimensions in Regulation 230.5.1.10(4);
- (U) Despite Regulation 230.5.1.10(14), the minimum **bicycle parking** aisle width is 1.5 metres; and
- (V) Despite Regulation 230.5.1.10(15), all of the required long-term **bicycle parking spaces** may be located in horizontal **stacked bicycle parking spaces**.

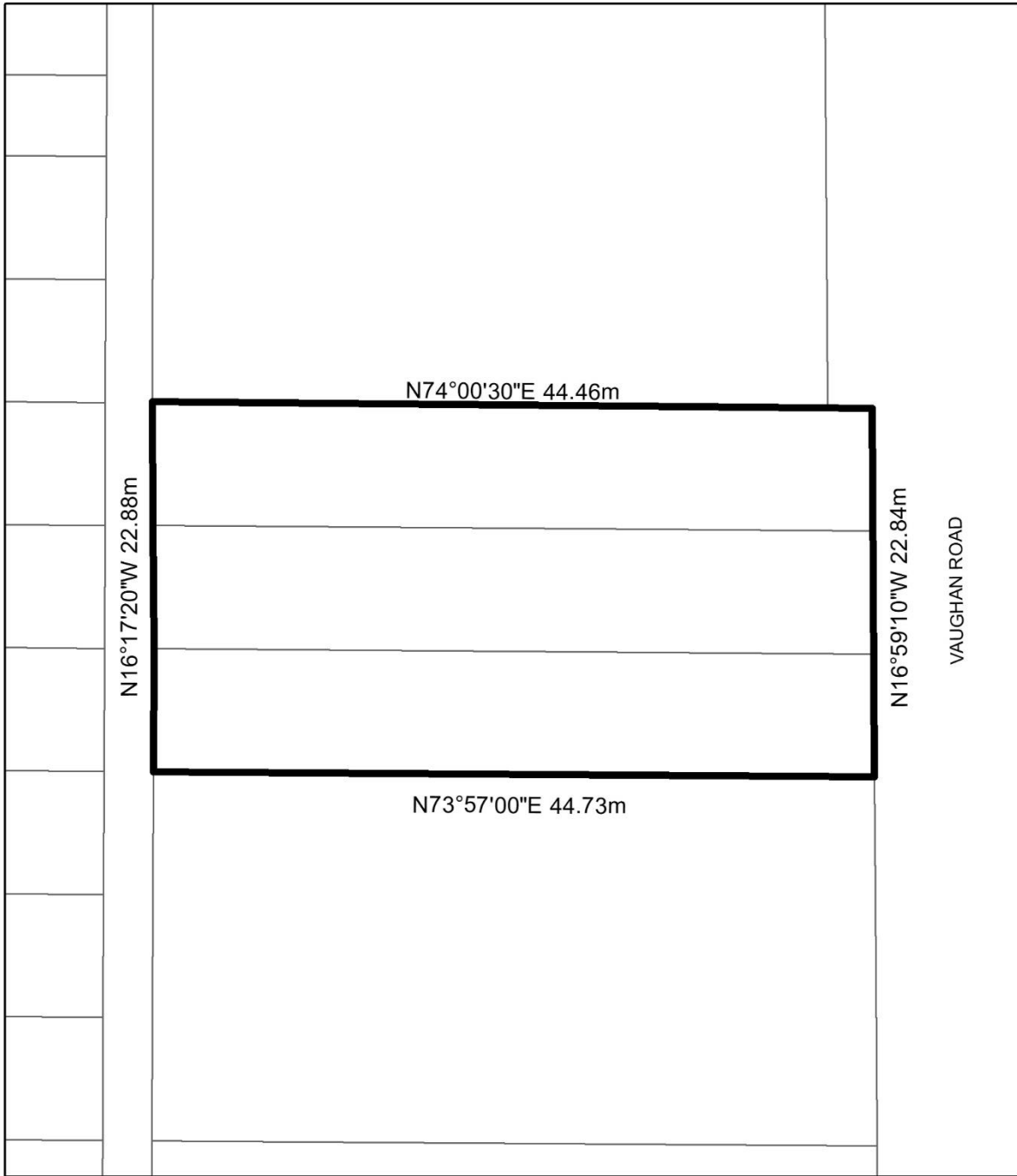
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

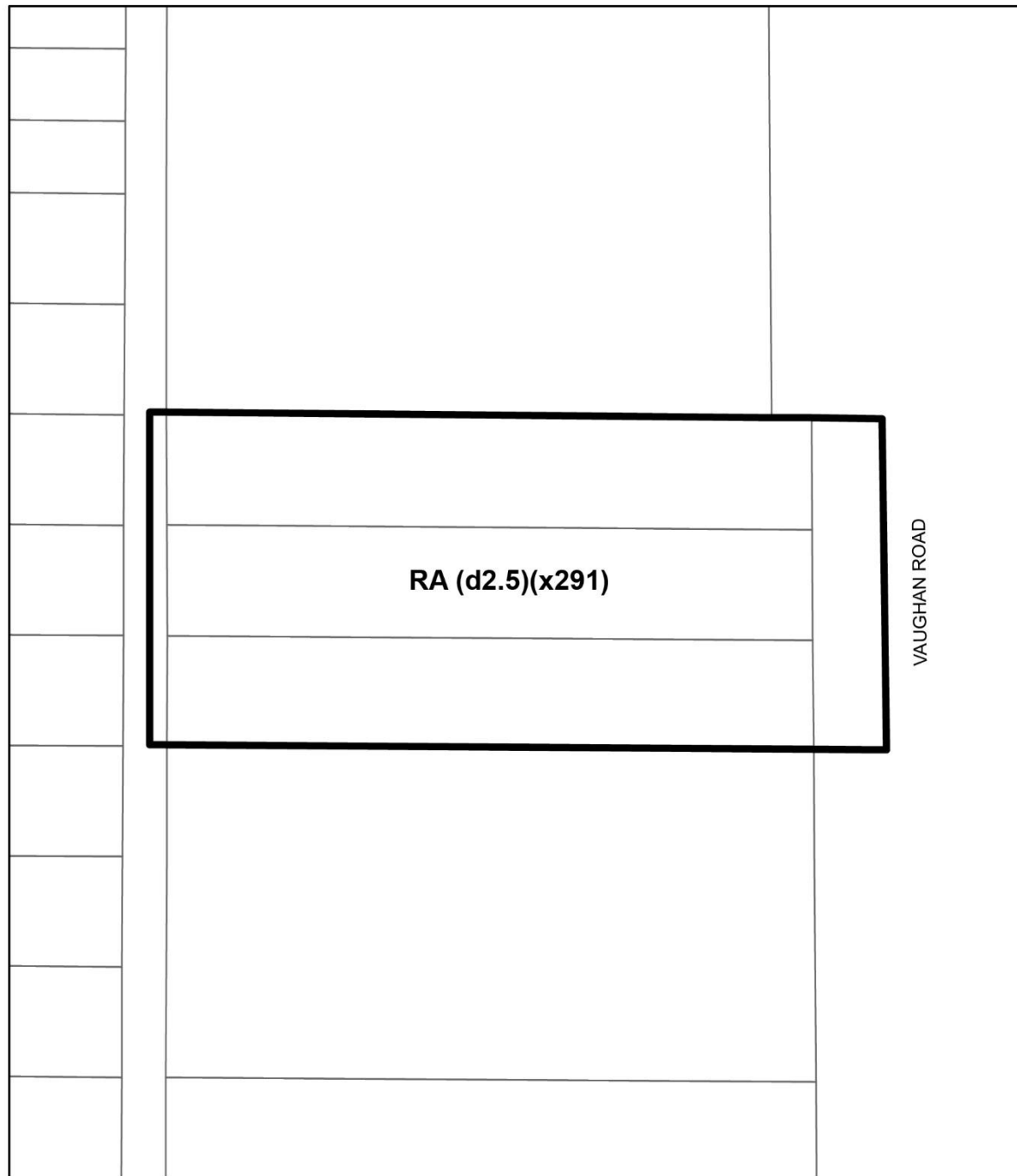
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 **TORONTO**
Diagram 1

146-150 Vaughan Road

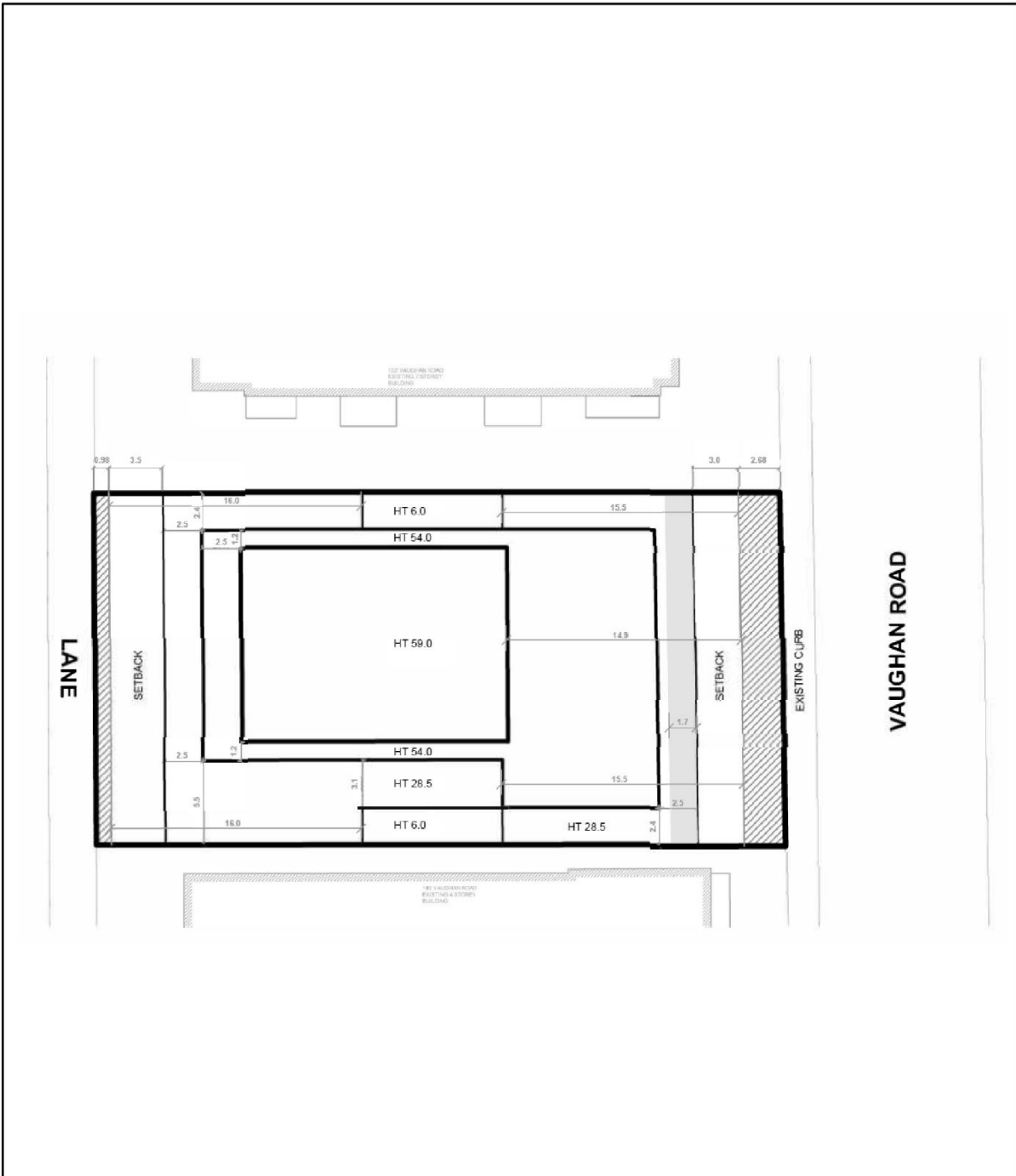
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 **TORONTO**
Diagram 2

146 Vaughan Road

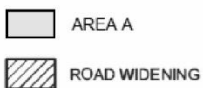
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Toronto
Diagram 3

146-150 Vaughan Road

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City of Toronto By-law 569-2013
 Not to Scale
 12/01/2025