

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2019

Enacted by Council: ~, 2019

**CITY OF TORONTO
BY-LAW No. ~2019**

To amend Zoning By-law No. 438-86 of the former City of Toronto, as amended, with respect to the lands known municipally in the year 2019 as 409 Huron Street

Whereas authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws; 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*.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Except as otherwise provided herein, the provisions of Zoning By-law 438-86 shall continue to apply to the *lot*.
2. None of the provisions of Section 2(1) with respect to the definition of ‘*height*’, ‘*grade*’, ‘*lot*’ and ‘*residential gross floor area*’, and Sections 4(2)(a), 4(3)(a), 4(5)(b), 4(8), 4(12), 4(13)(a), (c), and (d), Section 6(2) 1, 6(2) 3, 6(3) Part I, 6(3) Part II, 6(3) Part III 1, 6(3) Part VII 1, and 12(2)132 of the aforementioned By-law No. 438-86, as amended, shall apply to prevent the erection and use on the *lot* of an *apartment building* thereto, provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached hereto;
 - (b) the maximum *residential gross floor area* shall not exceed 2,800.0 square metres;
 - (c) no portion of the *buildings* on the *lot* shall have a greater *height* in metres than the *height* limit specified by the numbers following the symbol “H”, shown on Map 2, with the exception of the following:
 - i. parapets, elements of a green roof, roof drainage, all of which may have a maximum vertical projection of 0.5 metres above those *height* limits;
 - ii. access hatches, mechanical equipment and antennas all of which may have a maximum vertical projection of 2.0 metres above those *height* limits;
 - (d) no portion of any *building* or *structure* erected on the *lot* and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, except for the following:
 - i. cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features,

awnings and canopies, and underground garage ramps and associated structures;

(e) *Residential amenity space* shall be provided and maintained on the *lot* in accordance with the following:

- i. a minimum of 2.0 square metres per *dwelling unit* for indoor *residential amenity space*; and
- ii. a minimum of 1.2 square metres per *dwelling unit* for outdoor *residential amenity space*;
- iii. at least 40.0 square metres is outdoor *residential amenity space* in a location or accessible to the indoor *residential amenity space* by stairs or elevator;

(f) No *parking spaces* shall be provided and maintained on the *lot*;

(g) *Bicycle parking spaces* shall be provided and maintained on the *lot* for the residents of and visitors to the building in accordance with the following:

- i. a minimum of 0.9 *bicycle parking spaces - occupant per dwelling unit*; and
- ii. a minimum of 0.1 *bicycle parking spaces - visitor per dwelling unit*;

(h) One *loading space – type G* shall be provided and maintained on the *lot*.

3. For the purpose of the By-law:

(a) “*grade*” means 114.05 metres Canadian Geodetic Datum;

(b) “*height*” means the height above grade as shown on Map 2;

(c) “*lot*” means the parcel of land outlined by heavy lines on Map 1 attached to and forming part of this By-law;

(d) “*residential gross floor area*” means the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:

- i. *residential amenity space* required by this By-law;
- ii. parking, loading and bicycle parking spaces below established grade;
- iii. parking, loading and bicycle parking spaces at or above established grade;
- iv. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- v. shower and change facilities required by this By-law for required *bicycle parking spaces*;

- vi. elevator shafts;
- vii. garbage shafts;
- viii. mechanical rooms; and
- ix. exit stairwells in the building.

(e) each other word or expression that is italicized in this By-law shall have the same meaning as that word or expression as defined in the said By-law No. 438-86, as amended.

4. Notwithstanding any existing or future severance, partition or division of the *lot*, the provisions of this by-law shall apply to the whole *lot* as if no severance, partition or division has occurred.

Enacted and passed on _____, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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