

Authority: North York Community Council Item _____, as adopted by City of Toronto Council on _____, 20~

CITY OF TORONTO

BY-LAW No. [Clerks to supply by-law #]

To amend Zoning By-law No 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 895 Lawrence Avenue East.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

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*; 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

Council of the City of Toronto enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, 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 subject to this By-law from a zone label of CR 1.0 (c1.0; r1.0) SS3 (x22) to a zone label of CR 1.0 (c1.0; r1.0) SS3 (x#####) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11 Exception Number [x#####] so that it reads:

Exception CR (x#####)

The lands, or portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known in the year 2022 as 895 Lawrence Avenue East, if the requirements of Section 8 and Schedule 'A' of By-law [Clerks to supply by-law #] are complied with, a **building or structure** may be constructed, used, or enlarged, in compliance with Regulations Sections (B) to (N) 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 elevation of 145.23 metres and the highest point of the **building or structure**;
- (C) Despite Regulation 40.10.40.10(3) and (7), the permitted maximum height of a **building or structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (D) Regulation 40.10.30.40(1)(A) with respect to maximum **lot** coverage does not apply;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
- (i) wind screens, elevator overruns, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, windowsills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and elements of a green roof, may project above the height limits to a maximum of 3.5 metres;
 - (ii) mechanical equipment and any associated structures, may project above the height limits to a maximum of 7.0 metres; and
 - (iii) the **structures** and elements listed in (H) below;
- (F) Despite Regulations 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings and structures** on the **lot** is 39,500 square metres, of which;
- (i) 1,600 square metres may be in the form of non-residential **gross floor area**;

- (G) Despite Clause 40.10.40.60 and (H) below, the following elements may encroach into the required minimum **building setbacks** and separation distances:
- (i) the **structures** and elements listed in (E) above; and
 - (ii) Canopies, balconies, eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, window sills, underground garage ramps, landscape and public art features to a maximum extent of 3.0 metres;
- (H) Despite Regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply by-law #];
- (I) 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 0.6 **parking spaces** per **dwelling unit** for residential occupant **parking spaces**;
 - (ii) a minimum of 0.1 **parking spaces** per **dwelling unit** for residential visitor **parking spaces**;
 - (iii) a minimum of 1.5 **parking spaces** per 100 square metres for non-residential uses;
- (J) Despite Regulation 200.15.1(1), an accessible **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;
 - (iv) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (K) Despite Clause 220.5.10.1(3), a minimum of one Type “C” and one shared Type “G” and Type “B” **loading space** is required;
- (L) Despite Regulation 230.5.1.10(4), each **stacked bicycle parking space** shall have a minimum width of 0.6 metres, a minimum vertical clearance of 1.2 metres and a minimum length of 1.8 metres;

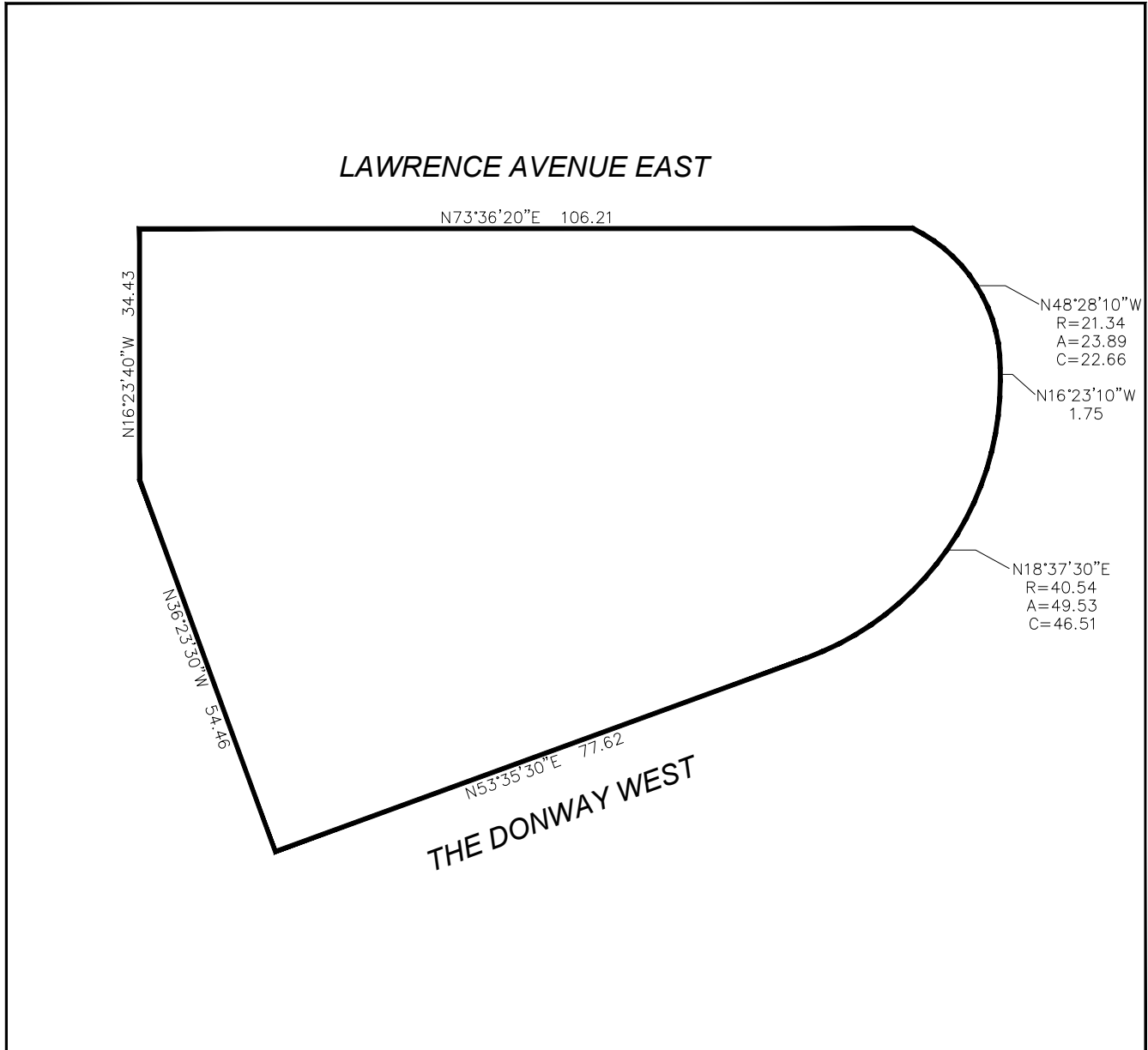
- (M) Despite Regulation 230.5.1.10(9), “long-term” **bicycle parking spaces** may be located:
- (i) On the first **storey** of a **building**;
 - (ii) On levels of the **building** below-ground;
5. Despite any existing or future severance, partition or division of the **lot** shown on **Diagram 1** of By-law [Clerks to insert By-law ##], the provisions of this By-law and By-law 569-2013, as amended, shall apply to the whole of the **lot** as if no severance, partition or division occurred.
6. Temporary use(s):
- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales centre on the **lot**, which means a **building, structure**, facility, trailer or portion thereof used exclusively for the purpose of the initial sale, lease or rental of **dwelling units**, for a period of not more than three years from the date this By-law comes into full force and effect.
7. Prevailing By-laws and Prevailing Sections: (None Apply).
8. For the purposes of By-law [Clerks to supply By-law ##]:

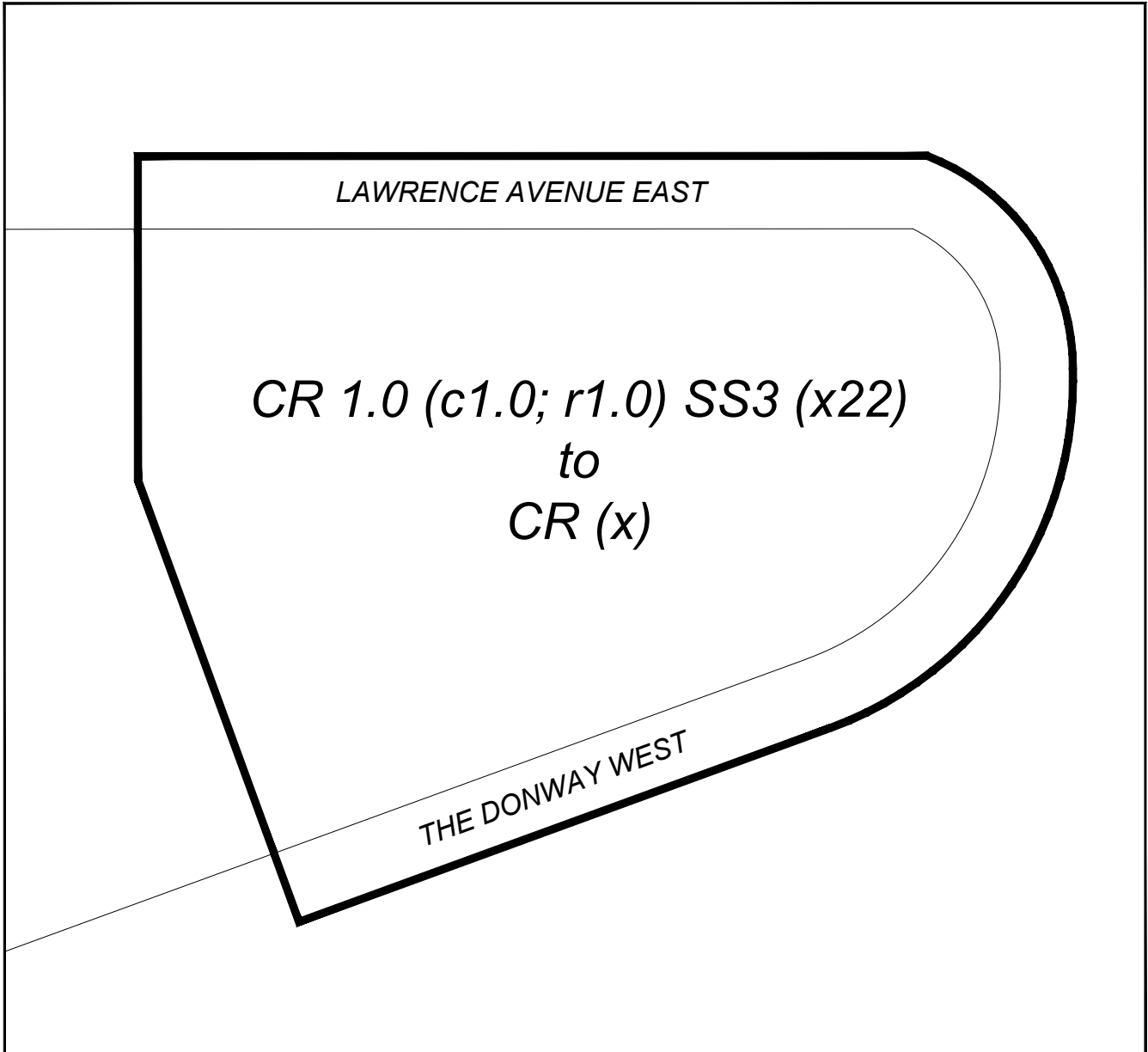
Enacted and passed on [month day, year].

Frances Nunziata,
Speaker

John Elvidge,
City Clerk

(Seal of the City)





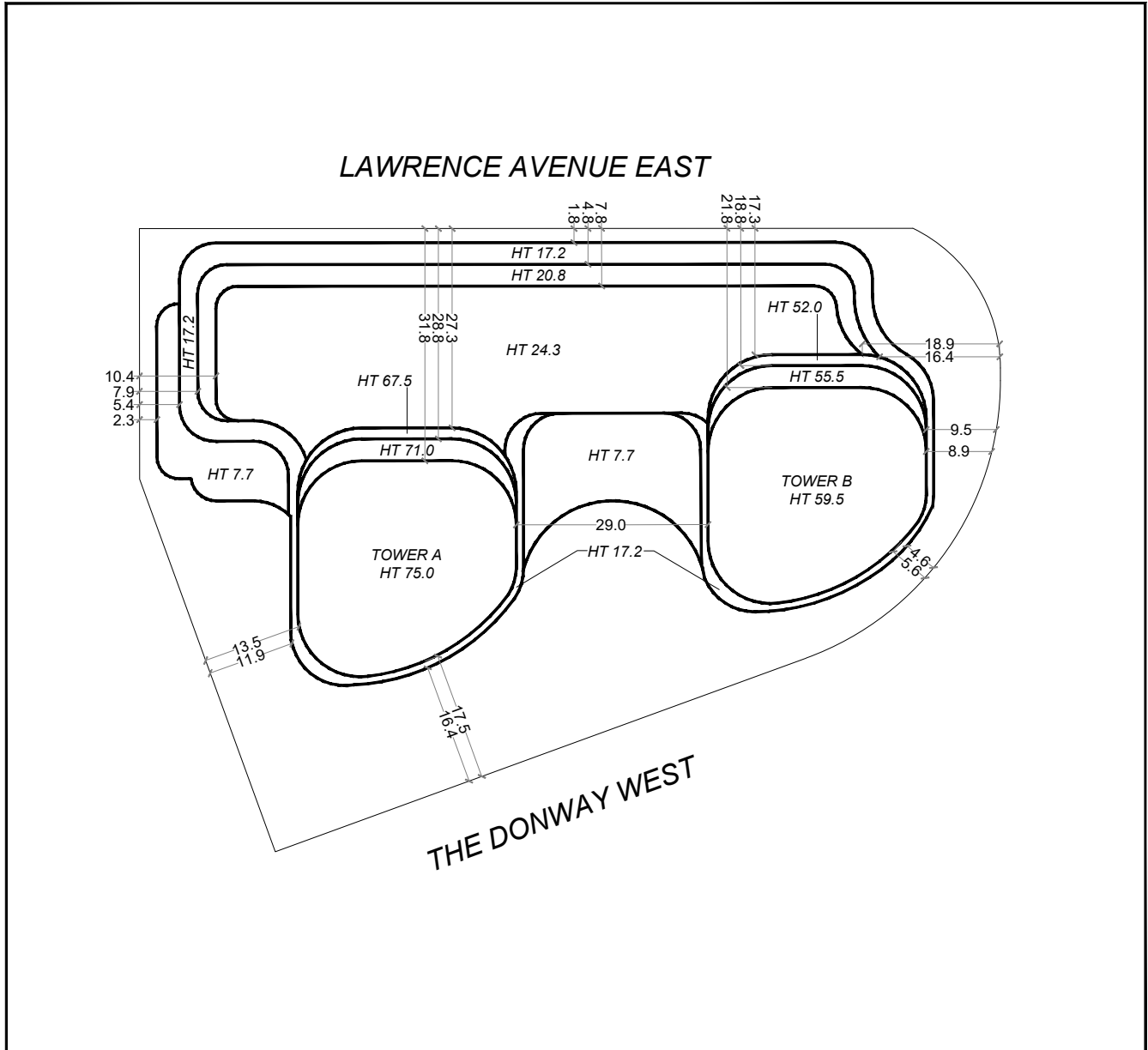


Diagram 3

895 Lawrence Avenue East, Toronto

File #22 180913 NNY 16 OZ



Not to Scale