

Draft Zoning By-law Amendment

**CITY OF TORONTO
BY-LAW No. XXX-2014**

To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands known municipally as 45 Oaklands Avenue and part of 131 Farnham Avenue.

WHEREAS authority is given to Council of the City of Toronto by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this by-law; and

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

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

1. None of the provisions of Sections 4(2)(a), 4(4)(b), 4(4)(d), 4(10)(a), 4(12), 4(13), 6(3) Part I 1, 6(3) PART II 2, 6(3) Part II 3(A), 6(3) Part II 3(G), 6(3) Part II 4, 6(3) Part II 5, 6(3) Part II 6, 6(3) Part II 7, 6(3) Part II 8, 6(3) Part III 1(a), 6(3) Part III, 6(3) PART IV 3(ii) and By-law No. 438-86 of the former City of Toronto, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of *row houses* on the *lot* containing residential uses, provided that:
 - a) for the purposes of this By-law, the *lot* shall consist of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - b) not more than 28 *dwelling units* shall be permitted on the *lot*;
 - c) the total *residential gross floor area* erected or used on the *lot* shall not exceed 8,650 square metres;
 - d) no portion of any building erected above finished ground level is located outside the areas delineated by heavy lines shown on Map 2 attached to and forming part of this By-law, with the exception of the following:
 - (i) lighting fixtures, cornices, sills, eaves, window washing equipment, parapets, railings, privacy screens, garbage screen walls, terraces, cabanas, planters, balustrades, bollards, stairs, stair enclosures, wheel chair ramps, vents, ornamental or architectural features, landscape features, skylights, retaining walls, ramps to an underground garage, and art installations may extend beyond the heavy lines shown on Map 2; and
 - (ii) canopies and bay windows may extend a maximum of 1.8 metres beyond the heavy lines show on Map 2, as measured perpendicular to the exterior walls of the building;

- e) no person shall erect or use a building or structure on the *lot* having a greater height, in metres, than the height in metres specified by the numbers following the symbol H on the attached Map 2, provided this does not prevent:
- (i) the erection or use of the structures, elements and enclosures permitted by subsection 1(d) of this By-law;
 - (ii) partition walls to a maximum vertical projection of 0.5 metres above the height limits shown on Map 2;
- f) a minimum of 56 *parking spaces* shall be provided and maintained below *grade* on the *lot* for the residents of the building;
- g) no visitor *parking spaces* shall be provided;
- h) no bicycle parking spaces shall be provided;
- i) none of the provisions of this By-law or By-law No. 438-86, as amended, shall apply to prevent a *sales office* on the *lot*;
- j) the definitions of "grade", "height", "residential gross floor area" and "sales office" in section 2(1)(iii) of By-law No. 438-86 shall not apply to the lands, and instead the following definitions shall apply:
- (i) "grade" means in the case of
 - Block 1: 131.59 metres Canadian Geodetic Datum;
 - Block 2: 129.58 metres Canadian Geodetic Datum;
 - Block 3: 128.06 metres Canadian Geodetic Datum;
 - Block 4: 126.11 metres Canadian Geodetic Datum;
 - Block 5: 125.88 metres Canadian Geodetic Datum;
 - Block 6: 125.72 metres Canadian Geodetic Datum;
 - (ii) "height" means the vertical distance between grade and the highest point of the roof except for those elements prescribed in subsection 1(e) of this By-law;
 - (iii) "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:
 - 1. parking above and below established grade;
 - 2. storage rooms, mud rooms, mechanical and ventilation rooms in the basement below grade; and
 - 3. elevator shafts.
 - (iv) "sales office" means a building or structure for the purpose of marketing and sales related to use(s) permitted on the *lot*;

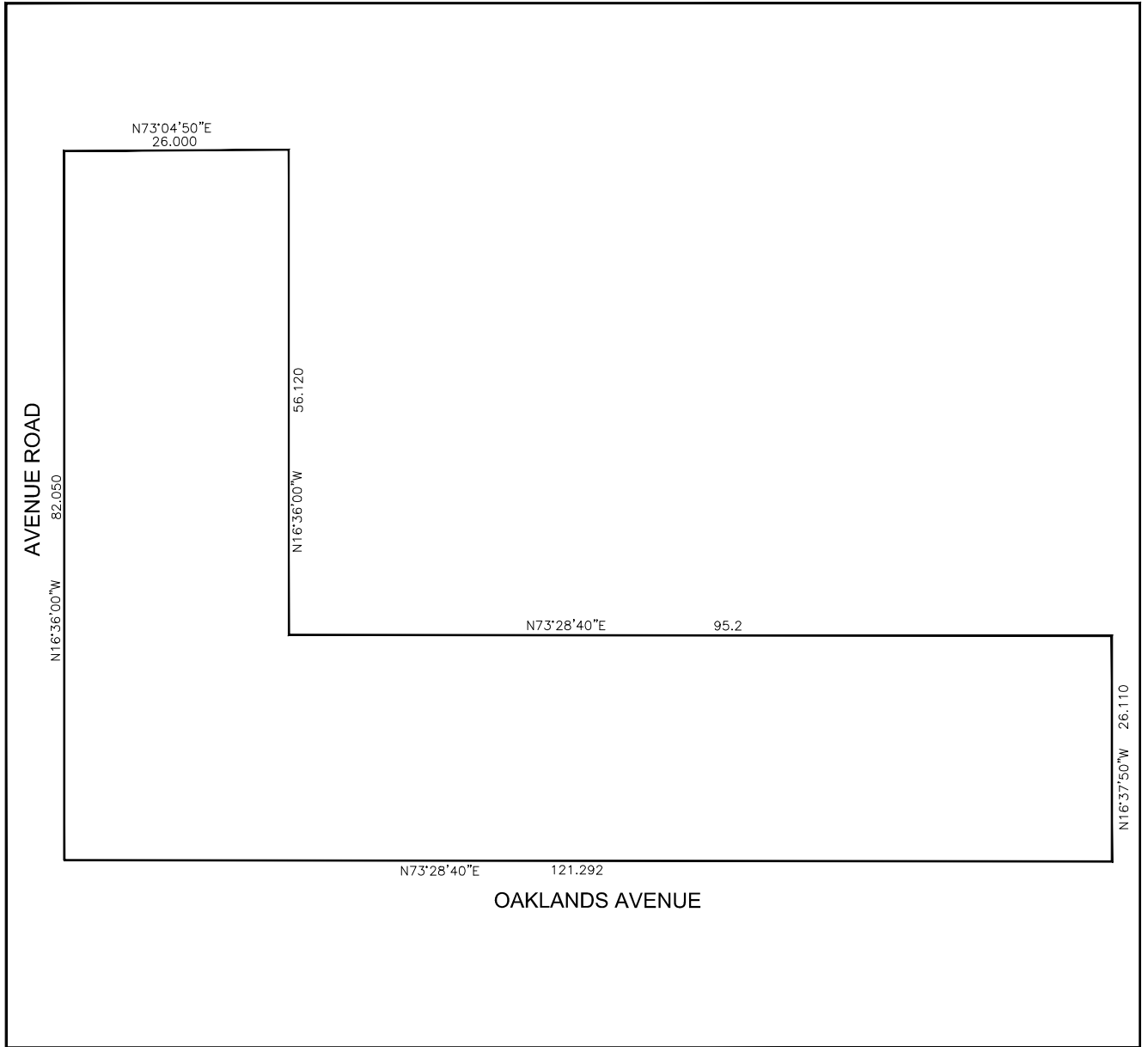
- k) this amendment shall continue to apply to all of the lands shown on Map 1 regardless of any future severance, partition or division.

ENACTED AND PASSED this ____ day of _____, 2014.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Map 1

File #10 _____



Not to Scale

