

*Draft Zoning By-law Amendment*

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

**To amend the City of Toronto By-law No. 569-2013, 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. This By-law applies to the lands delineated by a heavy line on Diagram 1 attached to and forming part of this By-law.
2. Except as otherwise provided herein, the Regulations of Zoning By-law No. 569-2013 continue to apply to the lands.
3. Zoning By-law No. 569-2013 is amended by deleting Chapter 900.2.10(762) Exception R(762) and replacing it, so that it reads:

A **building** or **structure** may be erected on the lands delineated by the heavy line on Diagram 1 of By-law No. XXX-2014 and used for the uses permitted if the whole of the **premises** on those lands collectively comply with the following:

- (A) Clauses and Regulations 5.10.40.70, 10.5.1.10, 10.5.40.10, 10.5.40.40, 10.5.40.60, 10.5.50.10, 10.5.60.10, 10.5.60.20, 10.10.40.1(2), 10.10.40.1(5), 10.10.40.10(1), 10.10.40.10(2), 10.10.40.10(3), 10.10.40.30(1), 10.10.40.40(1), 10.10.40.70(1), 10.10.40.70(2), 10.10.40.80(1), 200.5.1, 200.5.10.1, 200.15.10, 220.5.10.1, 230.10 and Table 200.5.10.1 shall not apply to the lands;
- (B) The height of a **building** or **structure** on the lands is measured as the vertical distance between **grade** and the highest point of the **building** or **structure** except for those elements prescribed in section (C) below;
- (C) No portion of any **building** or **structure** on the lands, excluding:
  - (i) mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, skylights, architectural features, is to have a height greater than the height in metres specified by the number following the H symbol as shown on Diagram 2 attached to and forming part of this By-law; and

- (ii) partition walls to a maximum vertical projection of 0.5 metres above the height limits shown on Diagram 2;
- (D) The portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 2 attached to and forming part of this By-law, except that:
  - (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, garbage screen walls, retaining walls, site servicing features, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 2 of said By-law; and
  - (ii) canopies and bay windows may extend a maximum of 1.8 metres beyond the heavy lines show on Diagram 2, as measured perpendicular to the exterior walls of the building;
- (E) A maximum of 28 **dwelling units** shall be permitted;
- (F) The total **gross floor area** of all **buildings** and **structures** on the lands must not exceed 8,650 square metres;
- (G) A minimum of 56 **parking spaces** for **residents** shall be provided and maintained below-grade;
- (H) No **parking spaces** for **visitors** shall be provided;
- (I) No **bicycle parking spaces** shall be provided;
- (J) A sales office, used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential **gross floor area** uses proposed on the lands, is permitted;
- (K) Exception R(XXX) shall apply to all of the lands collectively regardless of future severance, partition or division;
- (L) For the purpose of this By-law, all bold-type words and expressions have the same meaning as defined in By-law 569-2013, as amended, with the exception of the following:
  - (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) **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.

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

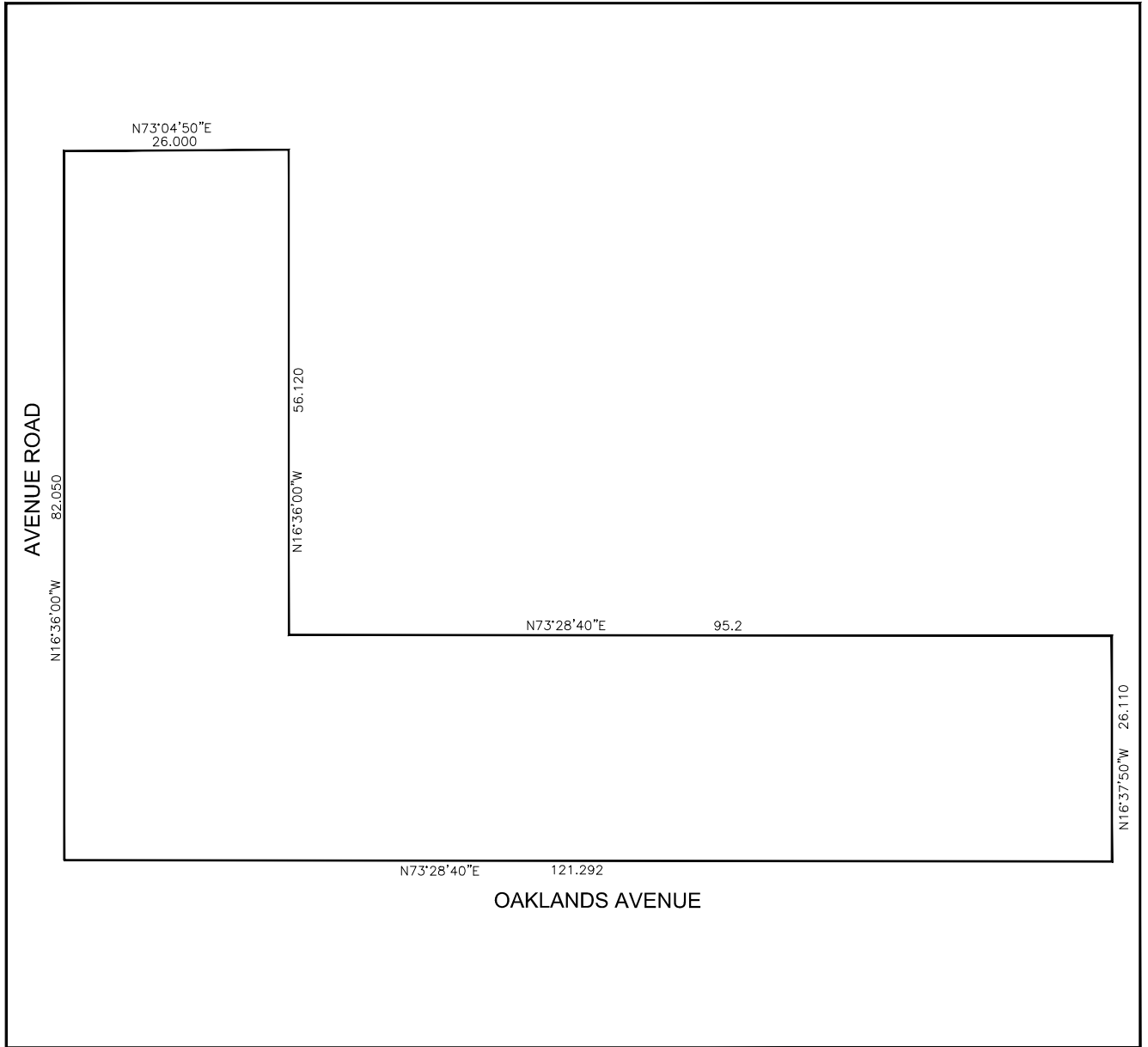


Diagram 1

File #10 \_\_\_\_\_



Not to Scale

