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

## CITY OF TORONTO

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

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 26, 28, 36, and 38 Hounslow Avenue.**

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1, and applying the following zone label to these lands: CR (x [insert exception number]) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 73.4, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.[-].[-] Exception Number [-] so that it reads:

([assigned exception number]) Exception CR ([assigned exception number])

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 26, 28, 36, and 38 Hounslow Avenue if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) 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 of 184.35 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clause 40.10.30.40, no maximum permitted **lot coverage** applies;
- (D) Despite regulation 40.10.40.10(2) or (3), 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];
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) 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, indoor residential amenity rooms, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (iv) **building** maintenance units and window washing equipment, by a

- maximum of 7.0 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 18,850 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 18,850 square metres;
- (H) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite regulation 40.10.40.70(1)(2) or (3), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 40.10.40.80(1) or (2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 1.8 metres;
  - (ii) canopies and awnings, by a maximum of 4.0 metres;

- (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 0.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres; and
  - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (L) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total parking spaces may be obstructed on one or two sides in accordance with 200.5.1.10(2)(D) without a requirement to increase the minimum width by 0.3 metres;
- (M) Despite regulation 200.5.1.10(12)(C), if an **apartment building, mixed use building** or a **building** with non-residential uses, has an area for parking 2 or more **vehicles**, the **vehicle** entrance and exit to the **building** must be at least 3.0 metres from the **lot line** abutting a **street**;
- (N) 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 0.2 residential occupant **parking spaces** for each **dwelling unit**; and
  - (ii) a minimum of 0.01 residential visitor **parking spaces** for each **dwelling unit**;
- (O) Despite regulation 230.5.1.10(4), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.8 metres;
  - (ii) width of 0.46 metres; and
  - (iii) vertical clearance of 1.9 metres;
- (P) Despite regulation 230.5.1.10(7), shower and change facilities are not required;
- (Q) In addition to the locations a "long-term" **bicycle parking space** may be

located as in regulations 230.5.1.10(9)(A)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may be located on any parking level below ground;

- (R) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (S) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.07 "short-term **bicycle parking spaces** for each **dwelling unit**;

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

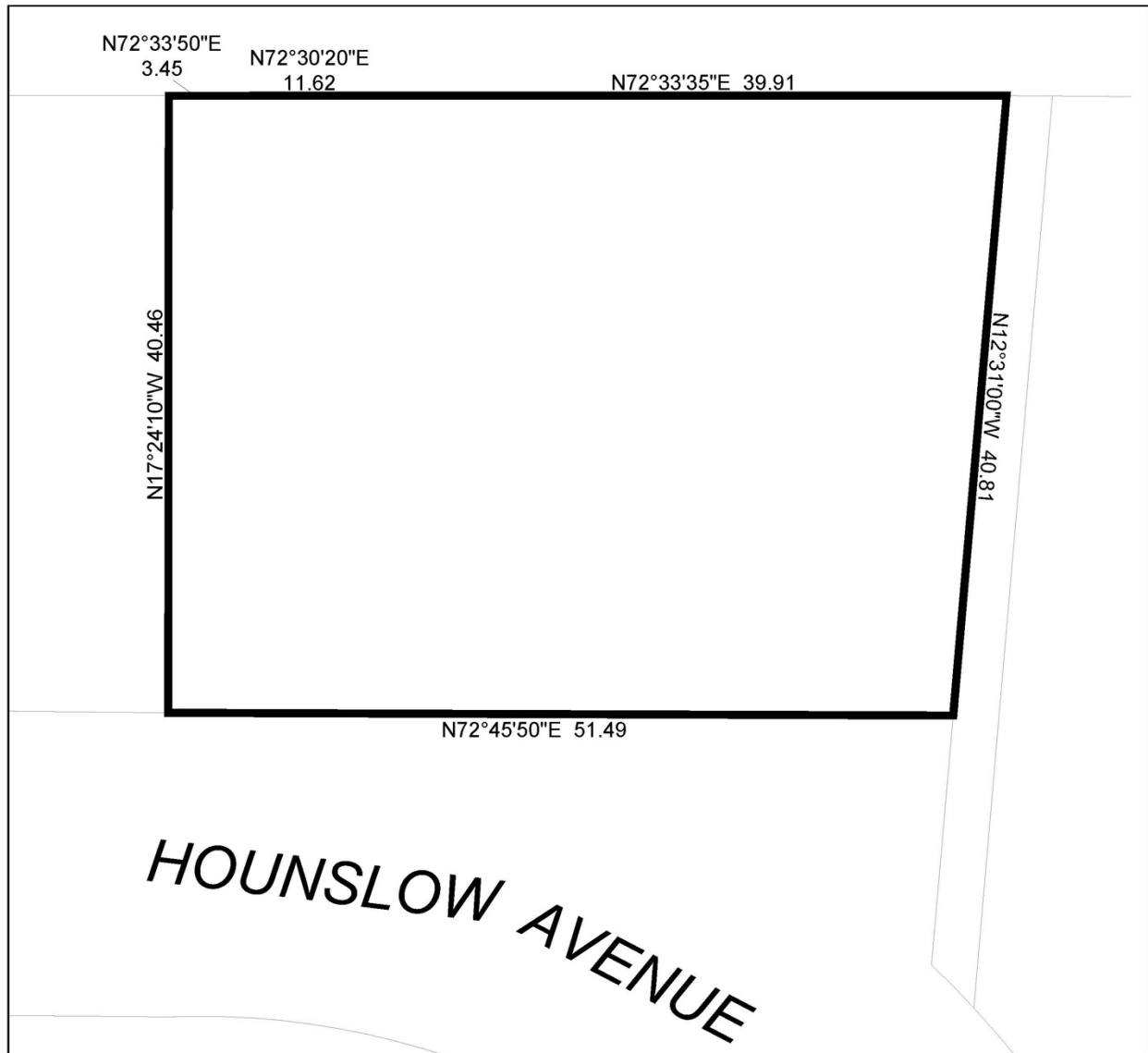
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

(Seal of the City)

[full name],  
City Clerk



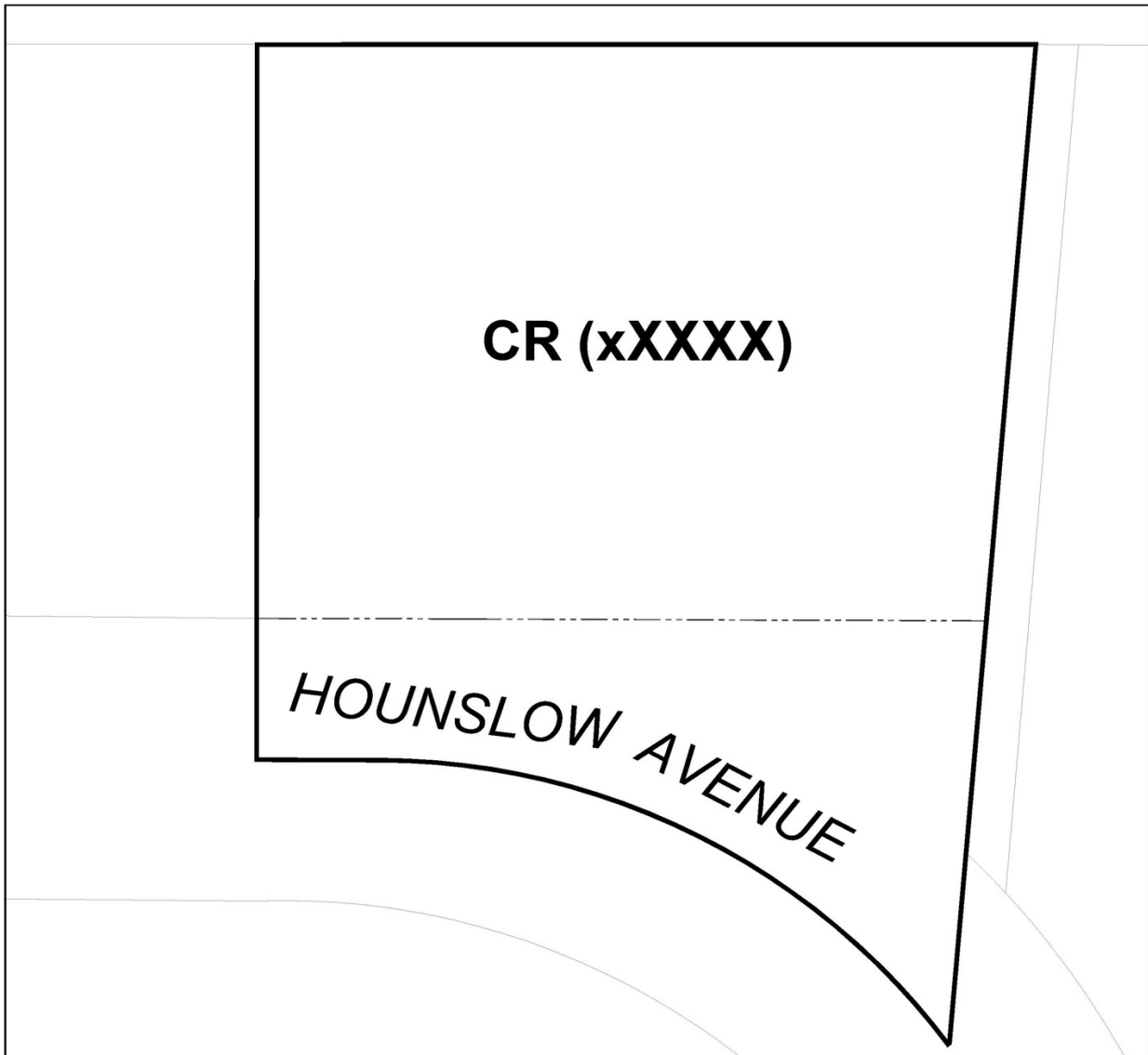
26, 28, 36 and 38 Hounslow Avenue

Diagram 1

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Not to Scale

**Diagram 2****26, 28, 36 and 38 Hounslow Avenue**

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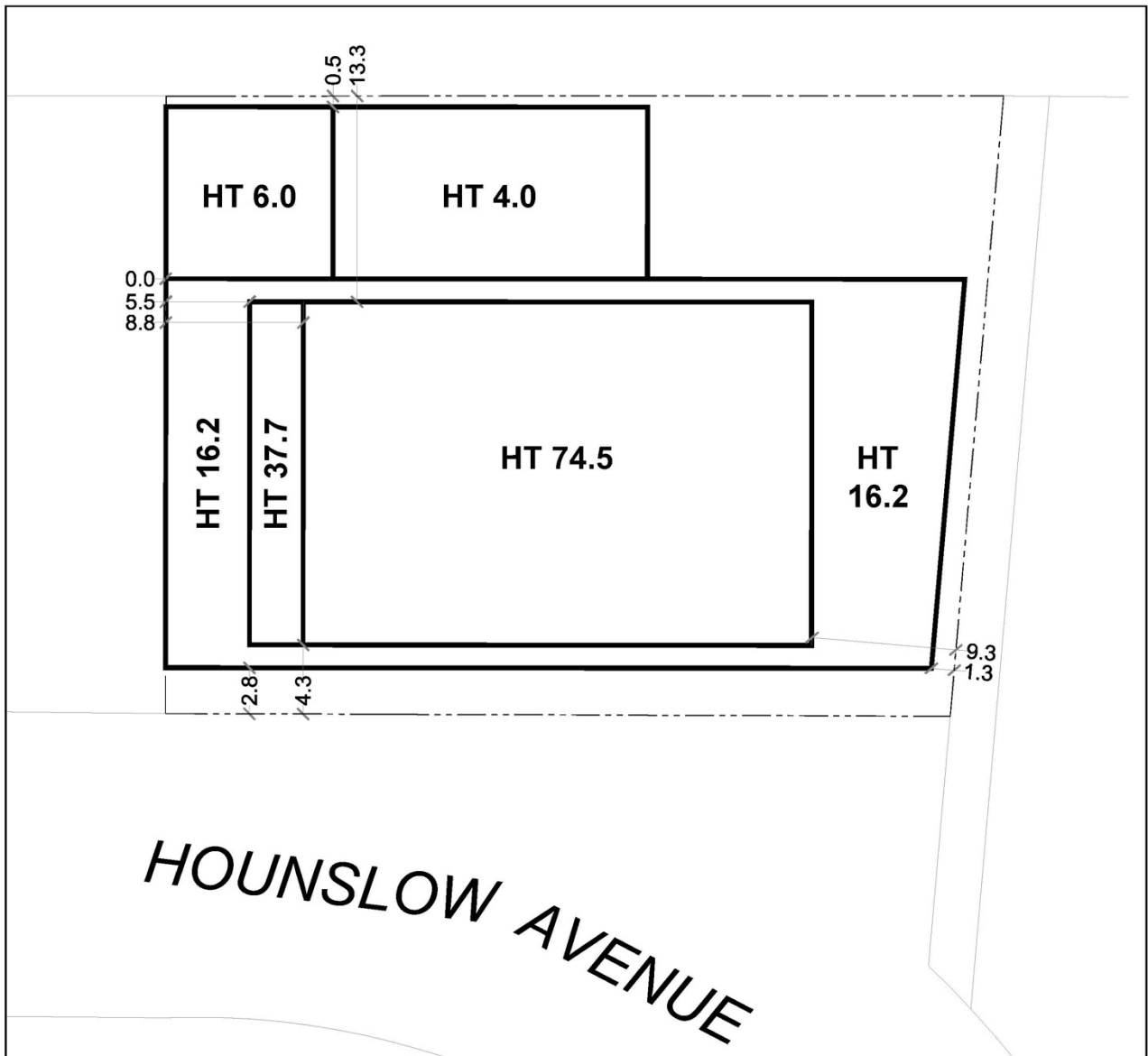


Diagram 3

26, 28, 36 and 38 Hounslow Avenue

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