

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

Enacted by Council: ~, 20~

CITY OF TORONTO

BY-LAW NO. ~20~

To amend the former City of Toronto's General Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 300 Bloor Street West.

WHEREAS authority is given to Council by 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*; and

The Council of the City of Toronto enacts:

1. None of the provisions of Section 2(1) with respect to the definition of '*bicycle parking space – occupant*', '*bicycle parking space – visitor*', '*height*', '*lot*', '*residential gross floor area*', and '*non-residential gross floor area*', and Sections 4(2)(a), 4(5), 4(6), 4(8), 4(10) 4(11)a, 4(12), 4(13), 4(14), 4(16), 4(17), 8(3) Part I, 8(3) Part II 4 (c)(ii), 8(3) Part III 1(a), and 12(2) 270, as it applies to the *lot*, *parking space* size and drive aisles, of Zoning By-law No. 438-86, as amended, being "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 *mixed use buildings*, which may contain *dwelling units* and *non-residential gross floor area* and uses *accessory* to the foregoing use of the *lot*, provided that:
 - (a) the *lot*, as delineated on Map 1 attached to and forming part of this By-Law;
 - (b) an *automated parking garage* is a permitted accessory use on the *lot*;
 - (c) *parking spaces* may be provided with an *automated parking garage*;
 - (d) the *residential gross floor area* on the *lot* shall not exceed a maximum *residential gross floor area* of 25,927 square metres;
 - (e) the *non-residential gross floor area* on the *lot* shall not exceed a maximum *non-residential gross floor area* of 6,855 square metres;

(f) Nothing in Section 4(b) of this By-law shall prevent the following elements from projecting beyond the heavy lines shown on Map 1:

- i. art and landscape features, cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, pergolas, 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, window washing equipment, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Map 1 of said By-law;

(g) No portion of any building or structure, inclusive of mechanical penthouse elements, erected or used above *grade* shall exceed the *height* limits above *grade* in metres specified by the numbers following the symbol “H” as shown on Map 2 attached hereto;

(h) Nothing in Section 2(f) of this By-law shall prevent the following elements from projecting above the *height* limits shown on Map 2:

- i. wind screens, elevator overruns, mechanical equipment and any associated enclosure structures, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, chimney stack, heating, cooling or ventilating equipment, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, garbage chute, terrace build-up, and elements of a green roof, which may project up to a maximum of 6.5 metres above the *height* limits shown on Map 3 and Map 4;
- ii. balconies and terraces provided that they extend no more than 3.0 metres beyond the areas delineated by heavy lines on Map 3;

(i) *Parking spaces* shall be provided and maintained on the *lot*, in accordance with the following requirements:

- i. a minimum of 130 resident *parking spaces* shall be provided; and
- ii. a minimum of 20 resident *visitor parking spaces* shall be provided;

(j) *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 spaces - visitor per dwelling unit*;
- (k) One loading space – type ‘G’ and two loading spaces – type ‘C’ shall be provided and maintained;
- (l) Three *car-share* spaces shall be provided and maintained on the *lot*;
- (m) *Residential amenity space* shall be provided and maintained on the *lot* in accordance with the following:
 - i. a minimum of 1.4 square metres per dwelling unit of *outdoor residential amenity space*
 - ii. a minimum of 2.0 square metres per dwelling unit of *indoor amenity space*
- (n) For the purpose of this By-law, the terms set forth in italics shall have the same meaning as such terms have for the purposes of By-law 438-86, as amended except that the following definitions shall apply:

“*gross floor area*” means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, reduced by the area in the building used for:

- (i) parking, loading and bicycle parking below-ground;
- (ii) required *loading spaces* at the ground level and required *bicycle parking spaces – occupant* or *bicycle parking spaces - visitor* at or above-ground;
- (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (iv) shower and change facilities required by this By-law for required bicycle parking spaces;
- (v) amenity space required by this By-law;
- (vi) elevator shafts;
- (vii) garbage shafts;
- (viii) mechanical penthouse; and

(ix) exit stairwells in the building.

“automated parking garage” means a mechanical system for the purpose of parking and retrieving vehicles without drivers in the vehicle during parking and without the use of ramps or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of vehicles on parking pallets:

“bicycle parking spaces – occupant” means a *bicycle parking space* for use by occupants or tenants of a building;

“bicycle parking spaces – visitor” means a *bicycle parking space* for use by visitors to a building;

“car-share motor vehicle” means a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the *lot*; and

“car-share parking space” means a *parking space* exclusively reserved and signed for a car used only for *car-share* purposes and such *car-share* is for the use of at least the occupants of the building; and

“height” means the highest point of the roof above *grade*, except for those elements prescribed by this By-law;

“lot” means those lands identified on Map 2 attached to this By-law;

“parking spaces” means a parking pallet provided with an automated parking garage for the purpose of storing vehicles; and

Each other work 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.

Enacted and passed this ~ day of ~, 20~.

John Tory, Mayor

Ulli S. Watkiss, City Clerk

(Seal of the City)



