

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 Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 300 Bloor Street West.**

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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined in 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, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines to Commercial Residential [CR 3.0 (c2.0; r2.5) (~) (xXXXX)] as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number #~ so that it reads:

#### **Exception CR ~**

The lands are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 40.10.40.40(1), no building or structure, is to have a gross floor area of 32,782 square metres, a non-residential gross floor area of no greater than 6,855 square metres and a residential gross floor area of 25,927 square metres;

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- (B) Despite regulations 40.5.40.10(4), and 40.10.40.10(2) no portion of any **building** or **structure**, inclusive of mechanical penthouse elements, is to have a height greater than the height in metres specified by the number following the “H” symbol as shown on Diagram 3 attached to and forming part of By-law (~) excluding:
- (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, 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 Diagram 3;
- (C) Despite regulation 40.10.40.70(2), all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law (~), excluding:
- (i) art and landscape features, light fixtures, ornamental elements, parapets, patios, decks, pergolas, trellises, balconies, eaves, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, site servicing features, window washing equipment, and underground garage ramps and associated **structures**, which may extend beyond the heavy lines shown on Diagram 3 of said By-law; and
  - (ii) terraces, which may encroach beyond the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law (~) the same extent as the **main walls** of the **building** below them;
- (D) Despite regulation 40.10.40.50(1), a minimum rate of 4.0 square metres of amenity space for each dwelling unit must be provided, of which no more than 90% of the outdoor component may be a green roof;
- (E) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) an automated parking garage is a permitted accessory use on the lot;
  - (ii) parking spaces may be provided with an automated parking garage;
  - (iii) a minimum of 130 resident parking spaces shall be provided; and
  - (iv) a minimum of 20 resident visitor parking spaces shall be provided;

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- (F) Despite regulation 230.5.1.10(3) "short-term" **bicycle parking spaces** may be shared by non-residential uses and residential visitors;
- (G) Despite regulation 230.5.1.10(9), a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located on any level of the **building** below-ground, on the first **storey** of the building, and on the mezzanine level, 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;
- (H) A minimum of one **loading space** – type ‘G’ and two **loading spaces** – type ‘C’ must be provided;
- (I) A minimum of three *car-share* spaces must be provided and maintained on the *lot*;

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

John Tory,  
Mayor

Ulli S. Watkiss  
City Clerk

(Seal of the City)





