

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 Zoning By-law No. 438-86, as amended, with respect to the lands municipally known as 300 Bloor Street West and 478 Huron Street**

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) the *residential gross floor area* on the *lot* shall not exceed a maximum *residential gross floor area* of 21,000 square metres;
  - (c) the *non-residential gross floor area* on the *lot* shall not exceed a maximum *non-residential gross floor area* of 6,500 square metres;
  - (d) 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;

- (e) 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;
- (f) 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;
- (g) *Parking spaces* shall be provided and maintained on the *lot*, in accordance with the following requirements:
  - i. a minimum of 76 resident *parking spaces* shall be provided; and
  - ii. a minimum of 25 resident *visitor parking spaces* shall be provided;
- (h) *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 - visitor per dwelling unit*;
- (i) One loading space – type ‘G’ and two loading spaces – type ‘C’ shall be provided and maintained;
- (j) Three *car-share* spaces may be provided and maintained on the *lot*;

(k) A minimum of 3.9 square metres of *residential amenity space* shall be provided and maintained on the *lot* per *dwelling unit*, of which:

- i.* a minimum of 1.85 square metres per *dwelling unit* shall be *indoor residential amenity space*;
- ii.* a minimum of 40.0 square metres shall be *outdoor residential amenity space*; and
- iii.* no more than 90% of the outdoor component may be a green roof.

- (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.

“*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~.

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John Tory, Mayor

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Ulli S. Watkiss, City Clerk

(Seal of the City)



