

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 and 478 Huron Street

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** greater than 27,500 square metres, a **non-residential gross floor area** greater than 6,500 square metres and a **residential gross floor area** greater than 21,000 square metres;
- (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 3.9 square metres of **amenity space** for each **dwelling unit** must be provided, of which:
- a. a minimum of 1.85 square metres for each dwelling unit must be **indoor amenity space**; and
 - b. 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) a minimum of 76 resident parking spaces shall be provided; and
 - (ii) a minimum of 25 resident visitor parking spaces shall be provided;
- (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;

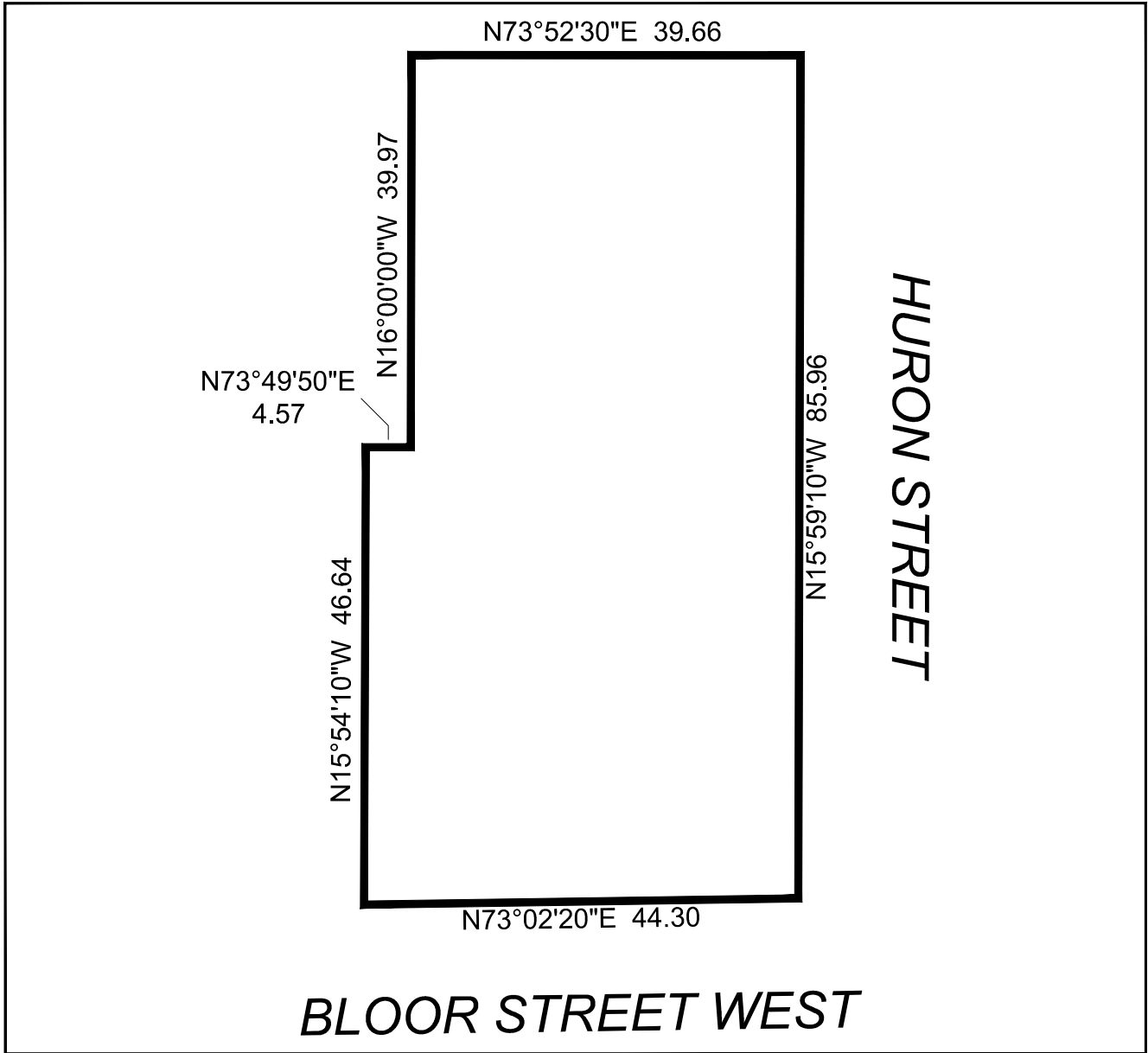
- (H) A minimum of one **loading space** – type ‘G’ and two **loading spaces** – type ‘C’ must be provided;
- (I) A minimum of three **car-share** parking spaces, meaning a **parking space** used to park motor vehicles available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building, may be provided;

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

John Tory,
Mayor

Ulli S. Watkiss
City Clerk

(Seal of the City)



300 Bloor Street West, Toronto

Diagram 1

File #17 _____



Not to Scale



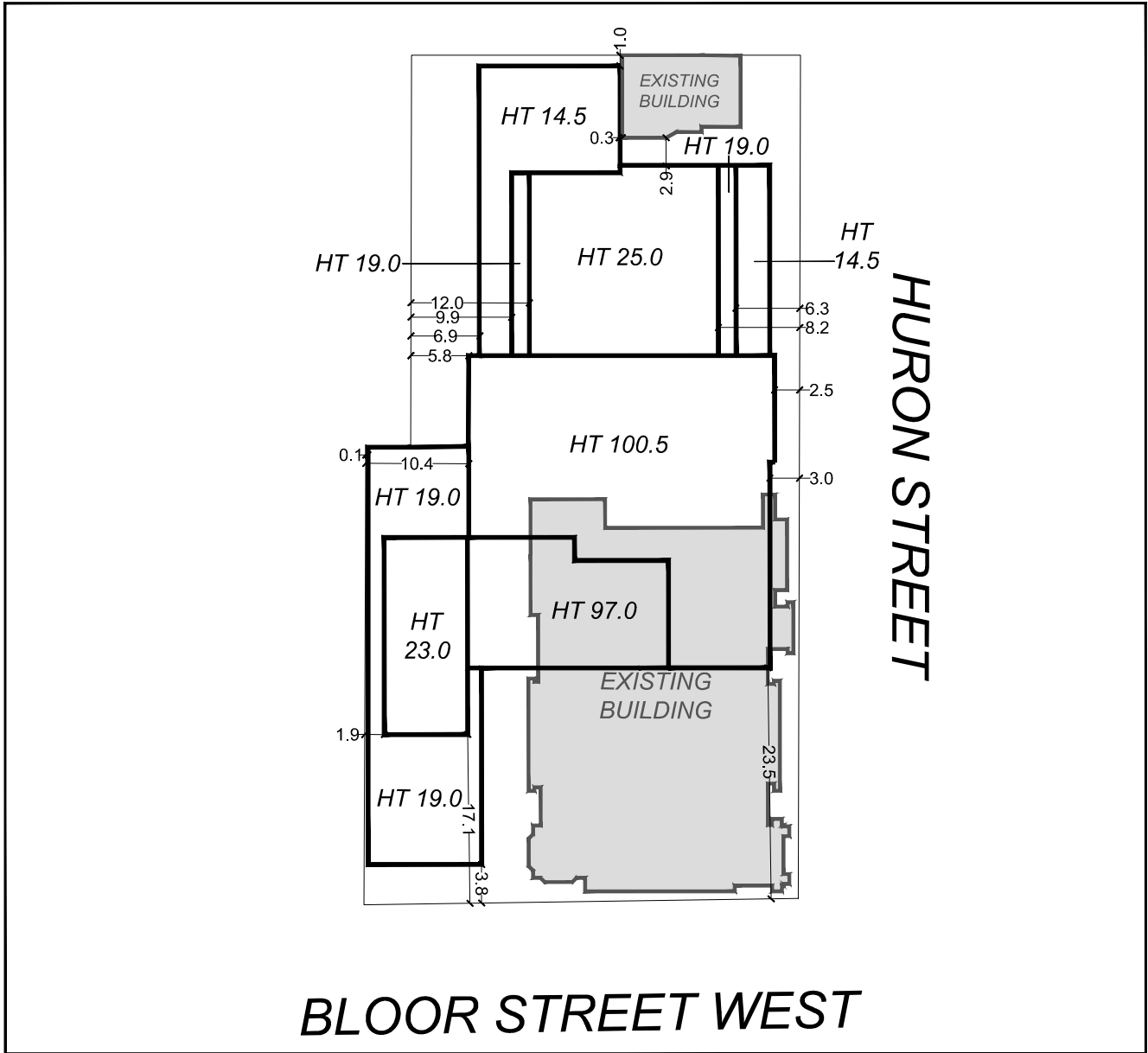
300 Bloor Street West, Toronto

Diagram 2

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Not to Scale



300 Bloor Street West, Toronto

Diagram 3

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