

*Draft Zoning By-law Amendment (dated XXX X, 20XX)*

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

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXX-20XX**

**To amend the former City of Toronto Zoning By-law No. 438-86, as amended, with respect to lands municipally known in the year 2020 as 506-516 Church Street.**

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*;

The Council of the City of Toronto enacts:

1. None of the provisions of Sections 2(1) with respect to the definition of *grade*, *height*, and *lot*, and Sections 4(2)(a), 4(5), 4(8), 4(12), 4(13), 4(16), 8(2)(7)(a)(ii), 8(3) Part I(1) and (3), 8(3) Part II (1)(a)(ii), and 8(3) Part II (1)(b)(ii) of Zoning By-law 438-86, as amended of the former City of Toronto 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,” shall apply to prevent the erection or use of a *mixed use building*, retail and service shops and places of amusement and assembly listed in Sections 8(1)(f)(b)(ii) & (iv) of By-law 438-86, and uses *accessory* to the foregoing uses on the *lot* provided that:
  - (a) the lot comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) no portion of any building or structure 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:
    - i. mechanical equipment, mechanical penthouses, parapets, architectural decorative elements, elevator overruns, cornices, canopies, balconies, lighting fixtures, awnings, ornamental elements, trellises, eaves, window sills, window washing equipment, ramp enclosures, guardrails, balustrades, safety railings, stairs, stair enclosures, bollards, wheel chair ramps, vents, stacks, fences, wind or privacy screens, noise and attenuation screens or fences, landscape elements (including green roofs), terraces, thermal insulation and roof ballast, skylights, flues, access roof hatch, outdoor

furniture, chimneys, retaining walls, heating, cooling or ventilating equipment or a fence, wall or structure enclosing such elements which may project above the height limits shown on Map 2;

(c) no portion of any building or structure erected or used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2 attached hereto, with the exception of the following:

- i. Architectural fins, exterior stairways, stair enclosures, roof overhangs and cornices, canopies, chimneys, wheelchair ramps, balconies, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, window washing equipment, guardrails, balustrades, safety railings, bollards, wheel chair ramps, vents, fences, wind or privacy screens, noise and attenuation screens or fences, landscape elements (including green roofs), terraces, decorative architectural features, bay windows, retaining walls, elevator overruns, heating, cooling or ventilating equipment, pilasters and sills, and porches and decks, either excavated or unexcavated, which may project beyond the building envelope shown on Map 2;

(d) the total *gross floor area* on the *lot* shall not exceed 13,850 square metres, subject to the following:

- i. the *residential gross floor area* of the building shall not exceed 12,750 square metres; and
- ii. the *non-residential gross floor area* of the building shall not exceed 1,100 square metres;

(e) the following uses shall be permitted on the *lot*, up to maximum gross floor area of 650 square metres:

- i. a *club*;
- ii. a *restaurant or take-out restaurant*;
- iii. *place of amusement*; and
- iv. *place of assembly*;

(f) *residential amenity space* shall be provided and maintained on the *lot* at a minimum rate of 3.8 square metres for each dwelling units, of which:

- i. at least 2.4 square metres for each dwelling unit is *indoor amenity space*; and
- ii. at least 1.4 square metres per unit is *outdoor amenity space* in a location adjoining or directly accessible to the *indoor amenity space*;

(g) residential parking shall be provided and maintained on the *lot* in accordance with the following requirements:

- i. a minimum of 0.17 *parking spaces* for each dwelling unit for residents; and
- ii. a minimum of 0.06 *parking spaces* for each dwelling unit for residential visitors;

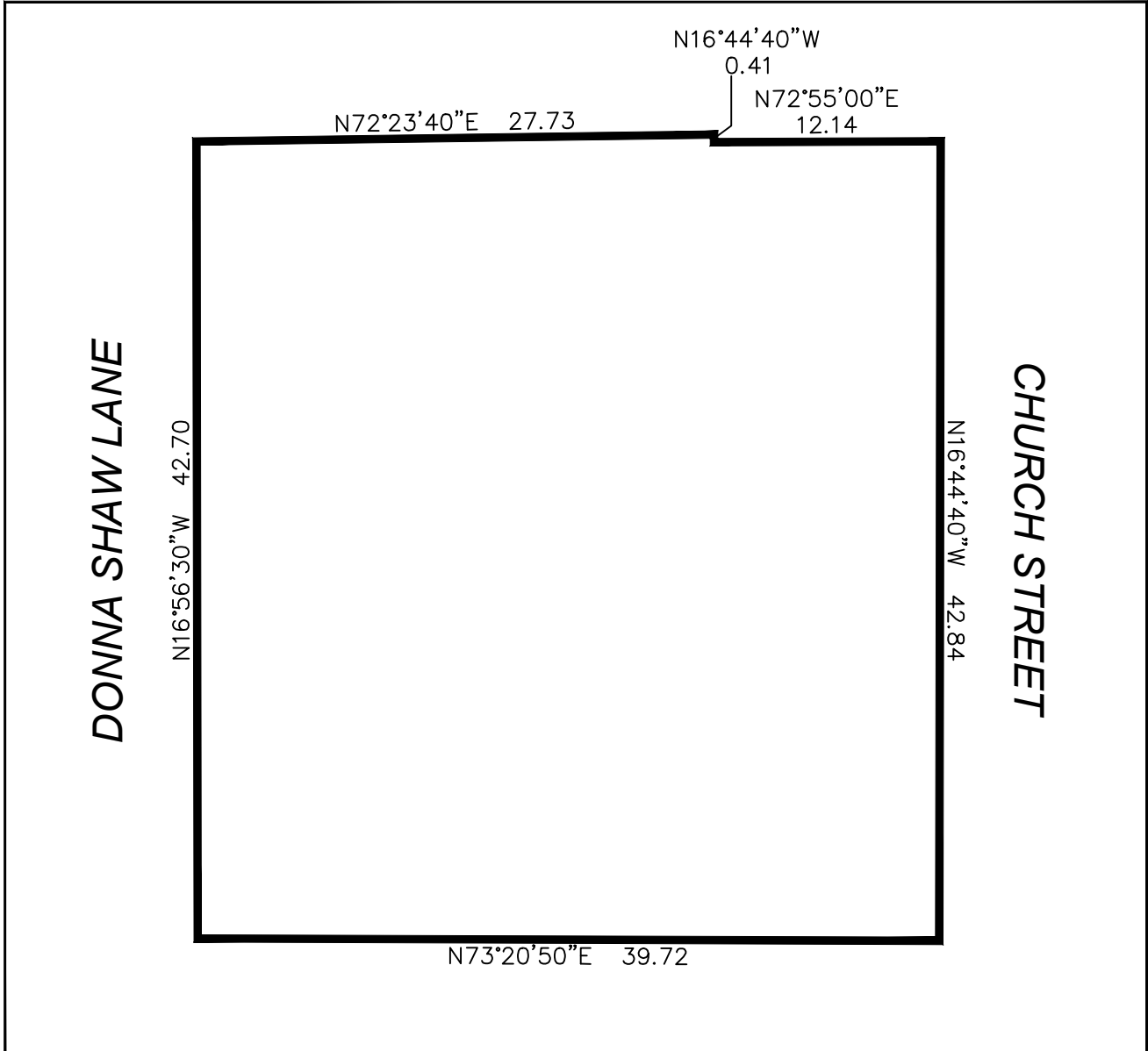
- (h) no non-residential *parking spaces* shall be required on the *lot*;
  - (i) residential *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
    - i. 0.9 *bicycle parking spaces* for each *dwelling unit* for occupants;
    - ii. 0.10 *bicycle parking spaces* for each *dwelling unit* for visitors; and
    - iii. shall have a minimum vertical clearance of 1.9 metres, and a minimum clearance of 1.8 metres between direct-facing spaces;
  - (j) non-residential *bicycle parking spaces* shall be provided and maintained on the *lot*, in accordance with the following:
    - i. a minimum of 4 *bicycle parking spaces* for long-term use; and
    - ii. a minimum of 5 *bicycle parking spaces* for short-term use;
  - (k) up to a maximum of 155 *bicycle parking spaces* may be located in stacked *bicycle parking spaces* on the *lot*, which have the following minimum dimensions:
    - i. minimum length of 1.8 metres;
    - ii. minimum width of 0.6 metres; and
    - iii. minimum vertical clearance for each *bicycle parking space* of 2.4 metres;
  - (l) one *loading space – Type “G”* and one *loading space – Type “C”* shall be provided and maintained on the *lot*; and
  - (m) none of the provisions of this By-law shall apply to prevent a *temporary sales office* on the *lot*.
2. For the purpose of this By-law:
- a. "*grade*" means 104.58 metres Canadian Geodetic Datum;
  - b. "*height*" means the height of land outlined by heavy lines on Map 1 attached hereto and forming part of this By-law, except for those elements prescribed by this By-law;
  - c. "*lot*" means the lands delineated by heavy lines on Map 1 attached hereto and forming part of this By-law;
  - d. "*temporary sales office*" means a building or structure used for the purpose of the sale of dwelling units to be erected on the *lot*.

3. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.

Enacted and passed on xxxxx, 20xx.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk (Seal of the City)



506-516 Church Street, Toronto

Map 1

File #20 \_\_\_\_\_



Not to Scale

