

Draft Zoning By-law Amendment (dated xxxx 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 Zoning By-law 569-2013, 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to By-law [Clerks to supply 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 Height Overlay Map in Section 995.20.1 for the lands subject to this by-law, from a height and storey label of HT 18.0 to HT 53.5, as shown on Diagram 3 attached to By-law [Clerks to supply by-law #].
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11 Exception Number XXXX, as shown on Diagram 2 attached to By-law [Clerks to supply by-law #], so that it reads:

Exception CR (XXXXX)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 506-516 Church Street, if the requirements of by-law [xxx-20xx] are complied with, none of the provisions of By-law 569-2013 apply to prevent the use or erection of a **mixed use building** that complies with Sections (B) to (O);

- (B) The lot comprises the lands delineated by heavy lines on Diagram 1 attached to By-law [Clerks to supply by-law #];
- (C) Despite Regulation 40.5.1.10(3), the permitted **gross floor area** in the **mixed use building** on the **lot** shall not exceed 13,850 square metres, subject to the following:
 - i. the residential **gross floor area** of the **mixed use building** shall not exceed 12,750 square metres; and
 - ii. the non-residential **gross floor area** of the **mixed use building** shall not exceed 1,100 square metres;
- (D) Despite Regulation 40.5.40.10(1), height of a building or structure on the **lot** is measured from the Canadian Geodetic Datum elevation of 104.58;
- (E) Despite Regulations 40.5.40.10, and 40.10.40.10(1), the maximum height of a building or structure is 53.5 metres and no portion of any building or structure erected or used above grade on the lot may exceed the height limits in metres specified by the numbers following the symbol “HT” as shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (F) Notwithstanding Section 5(E) of By-law [Clerks to supply by-law #], the following elements are permitted to project above the height limits specified by the symbol “HT” shown on Diagram 3 of By-law [Clerks to supply by-law #];
 - 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 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;
- (G) Despite Regulations 5.10.40.70(1), Regulation 40.5.40.60, Regulation 40.10.40.60 and Regulations 40.10.40.70(1), no portion of any **building** or **structure** erected or used above grade is located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (H) Notwithstanding Section 5(F) and (G) of By-law [Clerks to supply by-law #],

the following elements are permitted to encroach into the required minimum building setbacks:

- 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 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 Diagram 3 of By-law [Clerks to supply by-law #];
- (I) Despite Regulation 40.10.40.50(1), **amenity space** shall be provided at a minimum rate of:
- i. 2.4 square metres per dwelling unit of indoor **amenity space**; and
 - ii. 1.4 square metres per dwelling unit of outdoor **amenity space**, in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- i. A minimum of 0.17 “long-term” **parking spaces** per **dwelling unit** for residents;
 - ii. A minimum of 0.06 “short-term” **parking spaces** per **dwelling unit** for visitors; and
 - iii. No non-residential **parking spaces** are required on the **lot**;
- (K) Despite Regulations 230.5.1.10(7), Regulations 230.5.10.1(1) and (5)(A) and Table 230.5.10.1(1), **bicycle parking spaces** for the **mixed use building** must be provided and maintained on the **lot** in accordance with the following:
- i. A minimum of 0.9 “long term” **bicycle parking spaces** for each **dwelling unit** for residents;
 - ii. A minimum of 0.10 “short-term” **bicycle parking spaces** for each **dwelling unit** for visitors;
 - iii. A minimum of 3 “long-term” **bicycle parking spaces** for non-residential uses;
 - iv. A minimum of 7 “short-term” **bicycle parking spaces** for non-residential use; and
 - v. No change and shower facilities shall be required on the **lot**;

- (L) Despite Regulation 230.5.1.10(10), “long-term” and “short-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
 - (M) Despite Regulations 220.5.10.1(2) and (3), at least one Type “G” **loading space** and one Type “C” **loading space** must be provided and maintained on the **lot**;
 - (N) Despite Regulation 40.10.20.20 (1)(A), the following uses may be permitted in the **mixed use building** on the **lot**, up to a maximum gross floor area of 650 square metres:
 - i. **Cabaret**;
 - ii. **Clubs**; and
 - iii. **Eating establishments**; and
 - (O) A temporary sales office or temporary sales structure for the purpose of marketing and sales related to the uses permitted on the property is permitted on the **lot** following the date of enactment of By-law **[Clerks to supply by-law #]**. No development standards apply to the temporary sales office or structure.
5. 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.
6. Prevailing By-laws and Prevailing Sections:
- a. Section 12(2) 131 of former City of Toronto By-law 438-86;
 - b. Section 12(2) 132 of former City of Toronto By-law 438-86;
 - c. Section 12(2) 259 of former City of Toronto By-law 438-86;
 - d. Section 12(2) 260 of former City of Toronto By-law 438-86;

Enacted and passed on XXXX, 2019.

Frances Nunziata,
Speaker

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

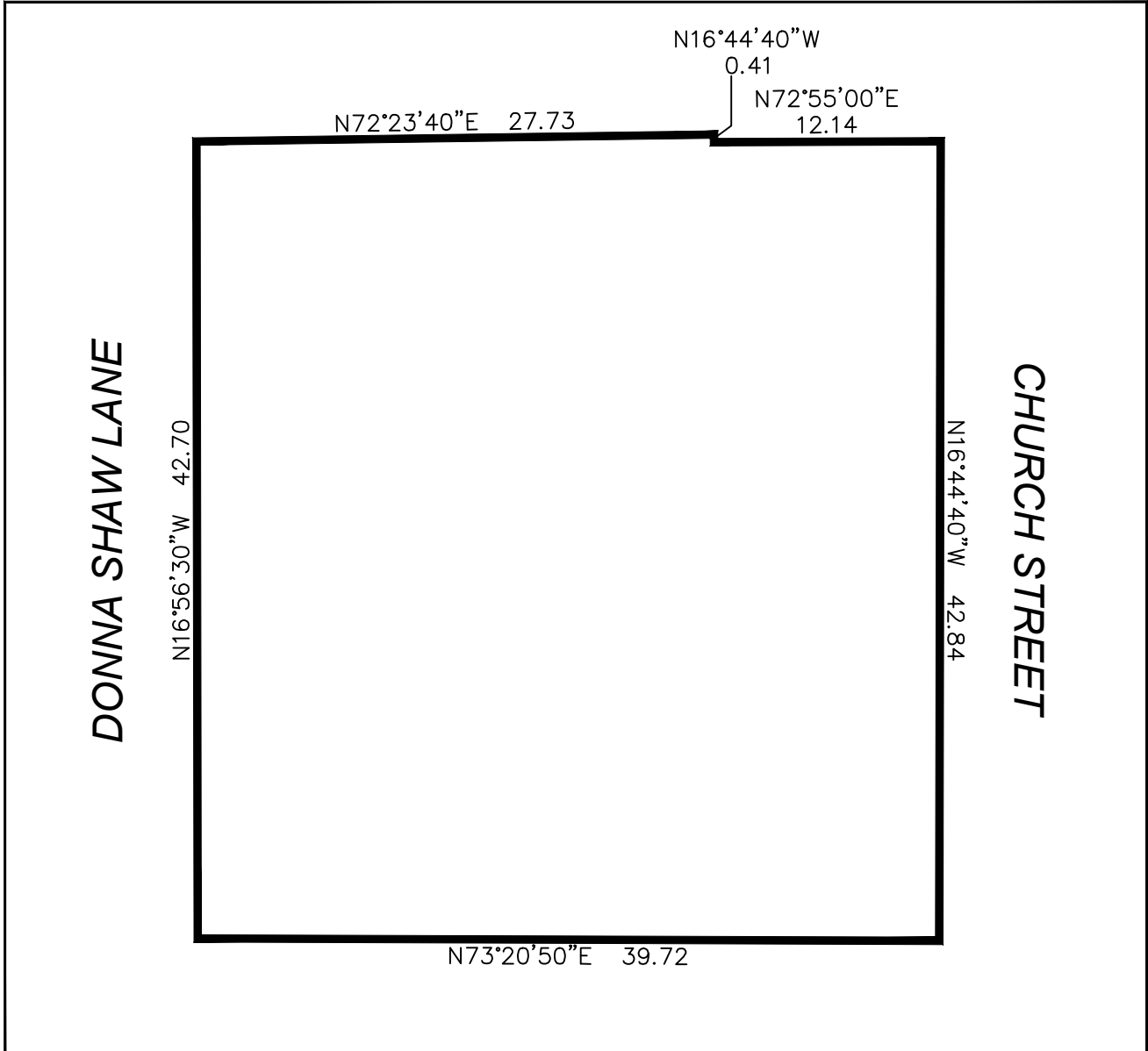


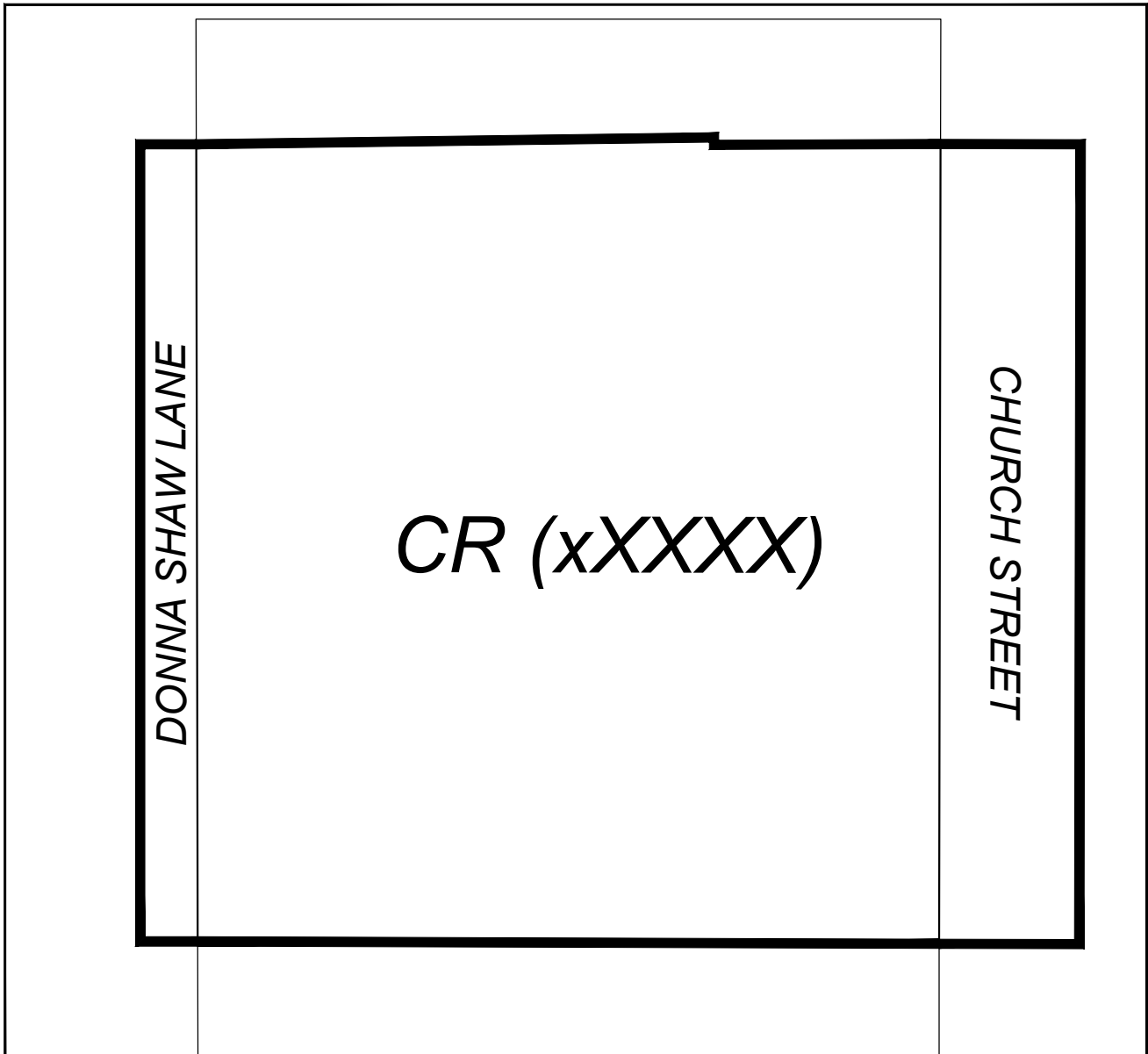
Diagram 1

506-516 Church Street, Toronto

File #20 _____



Not to Scale



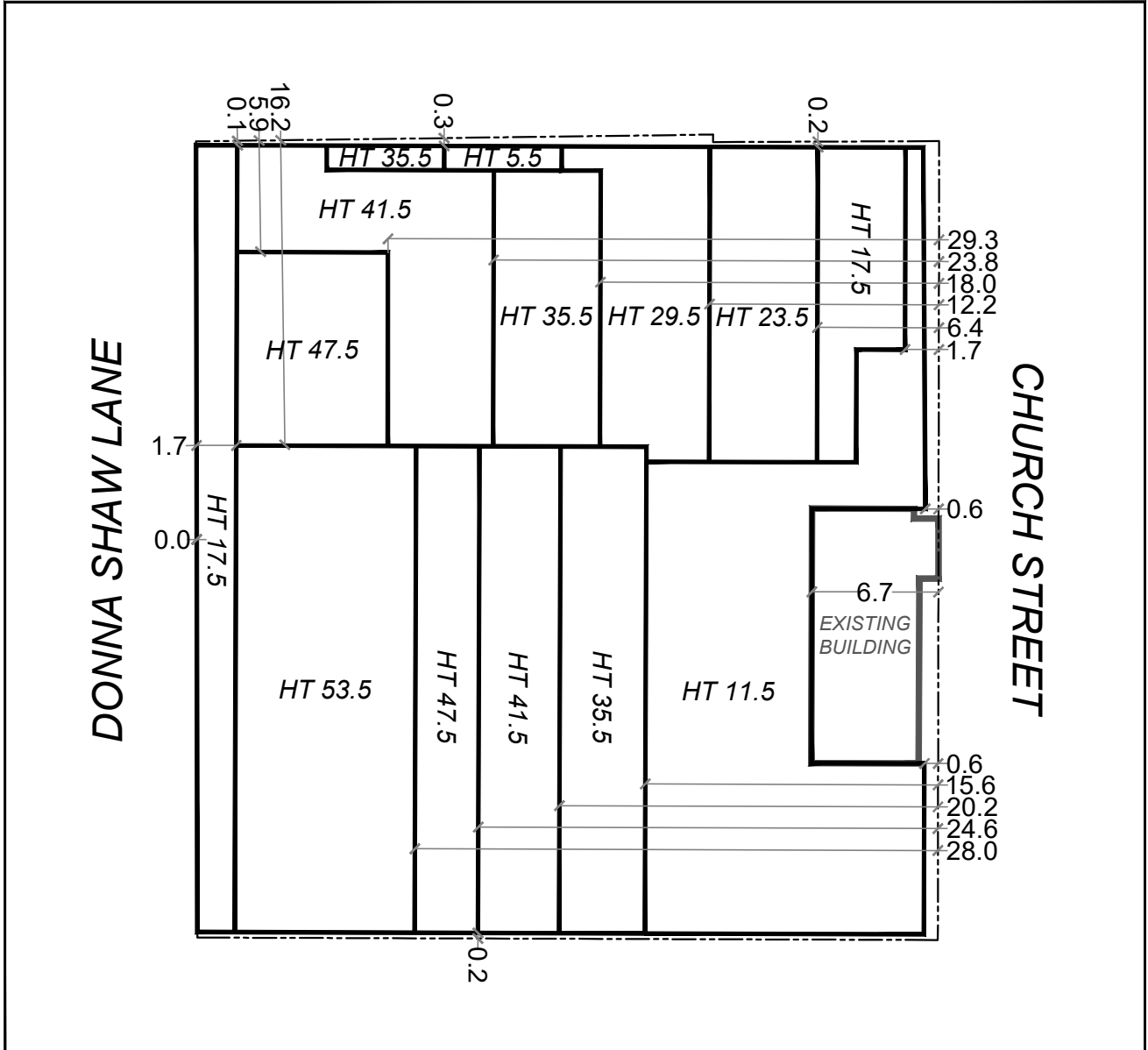


Diagram 3

506-516 Church Street, Toronto

File #20 _____



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