

Draft: September 4, 2020

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 145 Wellington Street West

Whereas Council of the City of Toronto has the authority to 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 this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 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 990.10 respecting the lands outlined by heavy black lines to CR [x####], as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [x####] so that it reads:

Exception CR [x####]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands shown as CR (###) on Diagram 2 to By-law ### none of the provisions of noted below shall apply to prevent the erection or use of land, **buildings** or **structures** on the lands if in compliance with regulations (B) to (N) below.

- (B) Despite regulation 40.10.40.40(1), the total combined permitted **gross floor area** of all **buildings** and **structures** must not exceed 51,500 square metres, where:
- i. A maximum of 36,300 square metres shall be residential **gross floor area**;
 - ii. A minimum of 14,119 square metres must be office **gross floor area**;
- (C) Despite regulation 40.5.40.10(1) and (2), and 40.10.40.10(1), the height of the **building** is measured from the Canadian Geodetic Datum elevation of 83.125 metres to the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(1) the permitted maximum height of a **building** or **structure** is as shown on Diagram 3 of By-law [**Clerks to insert this by-law Number**];
- (E) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3 of By-law [**Clerks to insert this by-law Number**];
- (F) Despite 4(E) above, a minimum building setback of 3.5 metres is required along the western lot line between a height of 0m and 13 metres (First and Second Storeys) measured from grade;
- (G) Despite (D) above and regulations 40.5.40.10(3), (4), (5), (6), and (7), the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law [**Clerks to insert this by-law Number**] to a maximum of 9 metres as follows:
- i. wind screens, elevator overruns, mechanical equipment, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, and elements of a **green roof**, and
 - ii. the elements and **structures** noted in subsection (H) below;
- (H) Despite regulations 5.10.40.70(1), 5.10.40.70(2), 40.5.40.60(1) and 40.10.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 of By-law [**Clerks to insert By-law Number**]:
- i. ornamental elements, pillars, trellises, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps,

screens, wind screens, awnings and canopies, cornices, light fixtures, eaves, and window sills; and

- ii. the elements and **structures** noted in subsection (G) above;
- (I) Despite regulation 230.5.1.10(4) a **stacked bicycle parking space** may have the following minimum dimensions:
- i. Minimum length of 1.6 metres
 - ii. Minimum width of 0.4 metres
 - iii. Minimum vertical clearance of 0.5 metres
- (J) Despite regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, a minimum of 47 **parking spaces** must be provided and maintained on the **lot**;
- (K) Despite regulations 200.15.1, 200.15.1.5, 200.15.10(1) and By-law No. 579-2017, accessible **parking spaces** must be provided as follows:
- i. three of the **parking spaces** required by subsection (J) above, must be provided as accessible **parking spaces**;
 - ii. an accessible **parking space** must have the following minimum dimensions:
 - a. length of 5.6 metres;
 - b. width of 3.4 metres; and
 - c. vertical clearance of 2.1 metres;
 - iii. accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
 - a. entrance to a **building**;
 - b. passenger elevator that provides access to the first **storey** of the **building**;
 - iv. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (L) Despite Clause 220.5.10, the following **loading spaces** must be provided on the lot:
- i. one Type “G”;
 - ii. one Type “B”;
 - iii. two Type “C”;

- (M) Despite regulations 40.10.40.50(1) and (2), a minimum of 2,000 square metres of a combination of **indoor amenity space** and **outdoor amenity space** must be provided and maintained, which may be shared by residential and non-residential uses;
- (N) Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply to the **lot** as if no severance, partition or division occurred; and

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





