

Draft: January 19, 2022

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

CITY OF TORONTO

BY-LAW XXXX – 2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 145 Wellington Street West.

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 as follows:

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 (O) below.
- (B) Despite regulation 40.10.40.40(1), the total combined permitted **gross floor area** of all **buildings** and **structures** must not exceed 48,100 square metres, where:

- i. A maximum of 33,680 square metres shall be residential **gross floor area**;
 - ii. A maximum of 200 square metres shall be retail **gross floor area**; and
 - iii. 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 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 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 0.0 m and 12 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 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, window sills, structural elements, noise mitigation elements; planters, telecommunications equipment and antennae, partitions dividing outdoor recreation areas, garbage chute overrun, mechanical components or Siamese connections; privacy screen, and balconies; 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 0.2 metres; and
 - iii. Minimum vertical clearance of 0.5 metres;
- (J) Despite regulation 230.5.1.10(4) a **bicycle parking space** that is not a **stacked bicycle parking space** may have the following minimum dimensions:
- i. Minimum length of 1.8 metres;
 - ii. Minimum width of 0.45 metres; and
 - iii. Minimum vertical clearance of 1.9 metres;
- (K) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** may be provided on the **lot** subject to the following:
- i. a maximum of 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres for the use of residents of the **mixed-use building**;
 - ii. a maximum of 1.0 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres for the use of residents of the **mixed-use building**;
 - iii. a maximum of 0.5 **parking spaces** for each one-bedroom **dwelling unit** for the use of residents of the **mixed-use building**;
 - iv. a maximum of 0.8 **parking spaces** for each two-bedroom **dwelling unit** for the use of residents of the **mixed-use building**;
 - v. a maximum of 1.0 **parking spaces** for each three-bedroom **dwelling unit** for the use of residents of the **mixed-use building**;
 - vi. a maximum of 0.8 **parking spaces** for each 100 square metres of **gross floor area** for office uses;
 - vii. a maximum of 3.5 **parking spaces** for each 100 square metres of **gross floor area** for all other non-residential uses; and

- viii. no **parking spaces** are required for residential visitors;
- (L) Despite Regulation 200.5.1.10(2), a maximum of 10% of **parking spaces** provided on the **lot** may have minimum dimensions of:
 - i. length of 5.1 metres;
 - ii. width of 2.4 metres;
 - iii. vertical clearance of 1.7 metres; and
 - iv. the side of the **parking space** may be obstructed
- (M) Despite Regulations 200.15.1(1) and 200.15.10(1), a minimum of 2 accessible **parking spaces** must be provided and maintained in accordance with the following dimensions:
 - i. a minimum width of 3.4 metres;
 - ii. a minimum length of 5.6 metres;
 - iii. minimum vertical clearance of 2.1 metres; and
 - iv. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (N) 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”;
- (O) Despite regulations 40.10.40.50(1) and (2), indoor **amenity space** and outdoor **amenity space** may be shared by residential and non-residential uses;

Prevailing By-laws and Prevailing Sections: None apply.

- 5. None of the provisions of this By-law or By-law 569-2013, as amended, shall apply to prevent a Construction Office/Sales Office on the lands identified on Diagram 1 of By-law [**Clerks to insert by-law number**].
- 6. Despite any severance, partition or division of the lands subject to this By-law, the provisions of this By-law will apply to the whole of the lands as if no severance, partition, or division had occurred.

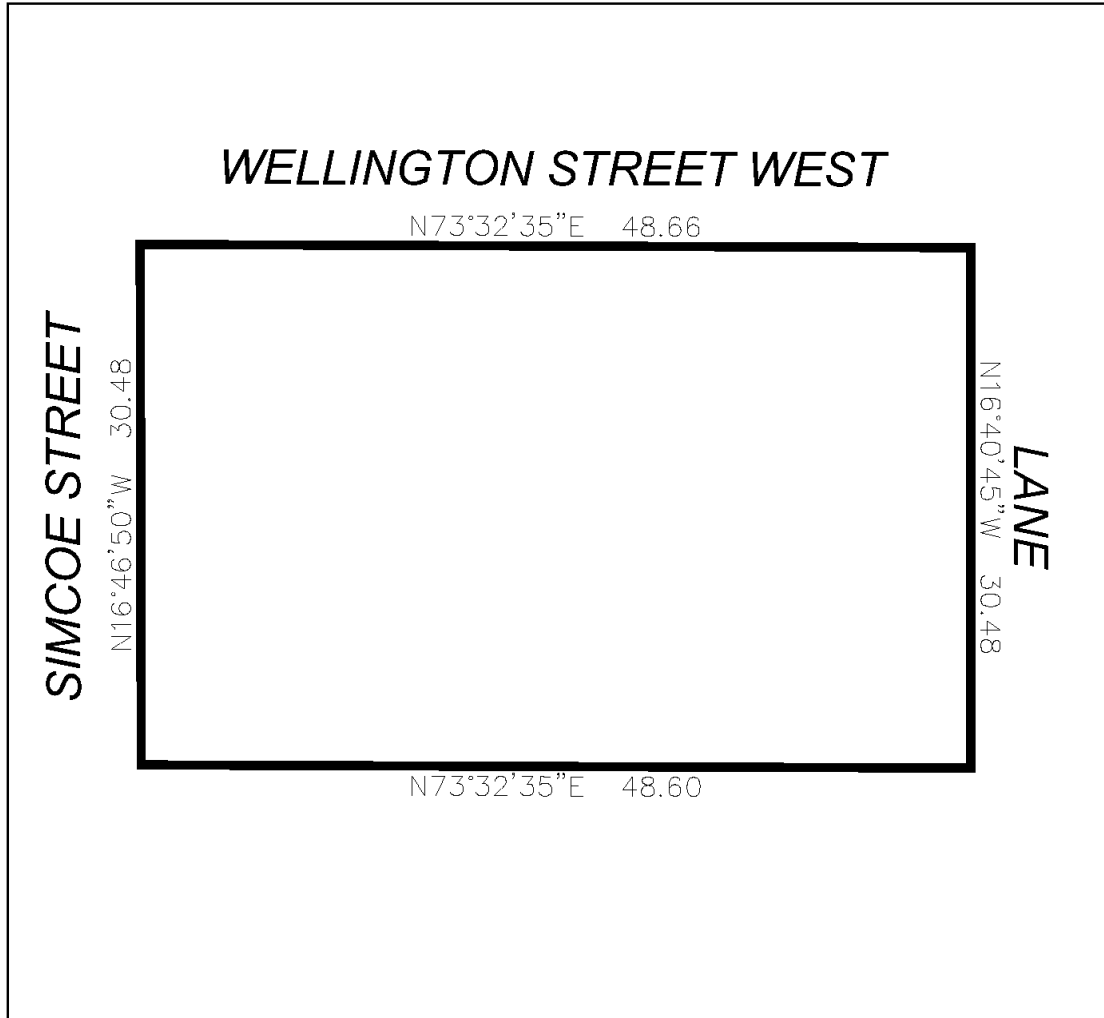
Enacted and passed on XXX, 2022

Frances Nunziata,
Speaker

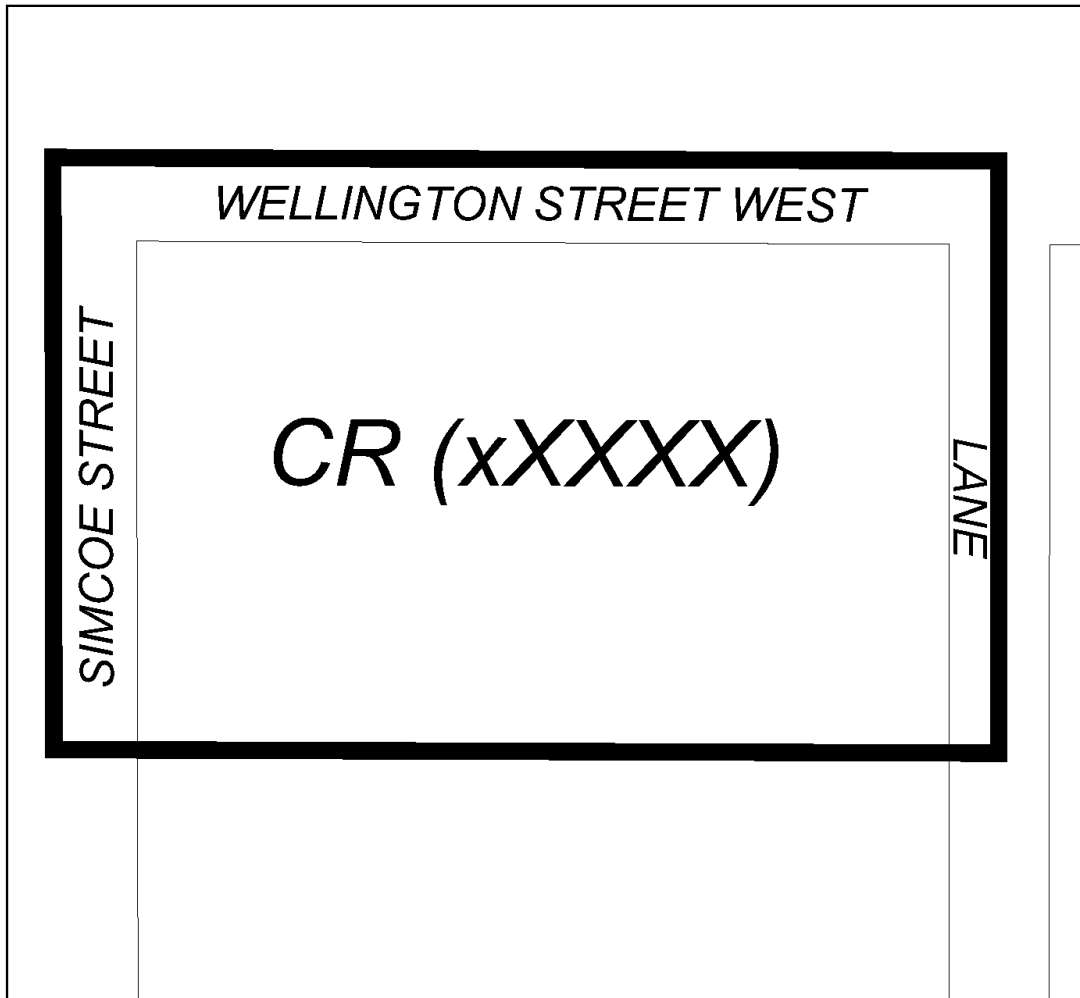
John D. Elvidge,
City Clerk

(Seal of the City)

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