

Authority: Toronto and East York Community Council
TE9.4, adopted as amended by City of Toronto Council on
October 29 and 30, 2019

CITY OF TORONTO

Bill 1515

BY-LAW -2019

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2018 as 2010-2016 Bathurst Street

Whereas authority is given to Council by 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 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 569-2013, as amended, is amended by amending the zone label on the Zoning By-law Map in Chapter 990.10 respecting the lands outlined by heavy blacklines to CR 5.0 (C0.30, R4.70) SS2 (x217) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands to subject to this by-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 24, ST 8.0 as shown on Diagram 3 attached to this By-law;
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 and Exception Number 217, so that it reads:

Exception CR 217

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) Despite regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure**, is specified by the numbers following the symbol HT, as shown on Diagram 4 attached to this by-law;

- (B) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 4,800 square metres, of which:
- (i) Residential uses must not exceed 4,680 square metres; and
 - (ii) Non-residential uses must not exceed 120 square metres;
- (C) Despite regulation 40.5.40.10(1), the height of the **building** is the distance between Canadian Geodetic Datum elevation of 171.11 metres and the elevation of highest point of the building;
- (D) Despite regulation 40.5.40.10(4) the following may project above the permitted maximum height:
- (i) elevator overruns, mechanical equipment, and stair enclosures a maximum of 6.0 metres;
 - (ii) terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, a maximum of 3.0 metres;
- (E) Regulation 40.10.40.1(1) does not apply, except that non-residential uses must be located on the first **storey** of the **mixed use building** and must be fronting on Bathurst Street, and a maximum of **two dwelling units** are permitted to front onto Bathurst Street.
- (F) Despite regulations 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 5, of this By-law -2018 [**Clerks to insert by-law #**];
- (G) Despite regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) a **building** or **structure** complying with the **heights** and **setbacks** as shown on Diagram 4 and Diagram 5, of this By-law -2018 [**Clerks to insert by-law #**], is permitted to penetrate the required 45 degree angular plane.
- (H) Regulation 40.10.50.10(2) with respect to fencing along the **lot line** between the Residential Zone category and the subject lands, does not apply;
- (I) Regulation 40.10.50.10(3) with respect to a minimum of 1.5 metres wide strip of **soft landscaping** along the **lot line** between the Residential Zone category and the subject lands, does not apply;
- (J) Despite Clause 200.5.1.10(12)(A) the **vehicle** entrance and exit for a two-way **driveway** into and out of the **building** will have a minimum width of 4.5 metres at the garage door and 4.7 metres along the ramp;
- (K) Despite Clause 200.15.1.5(1) accessible **parking spaces** must be provided below ground on the **lot**, and be located closest to an accessible elevator connected to the main pedestrian entrance to the **building**;

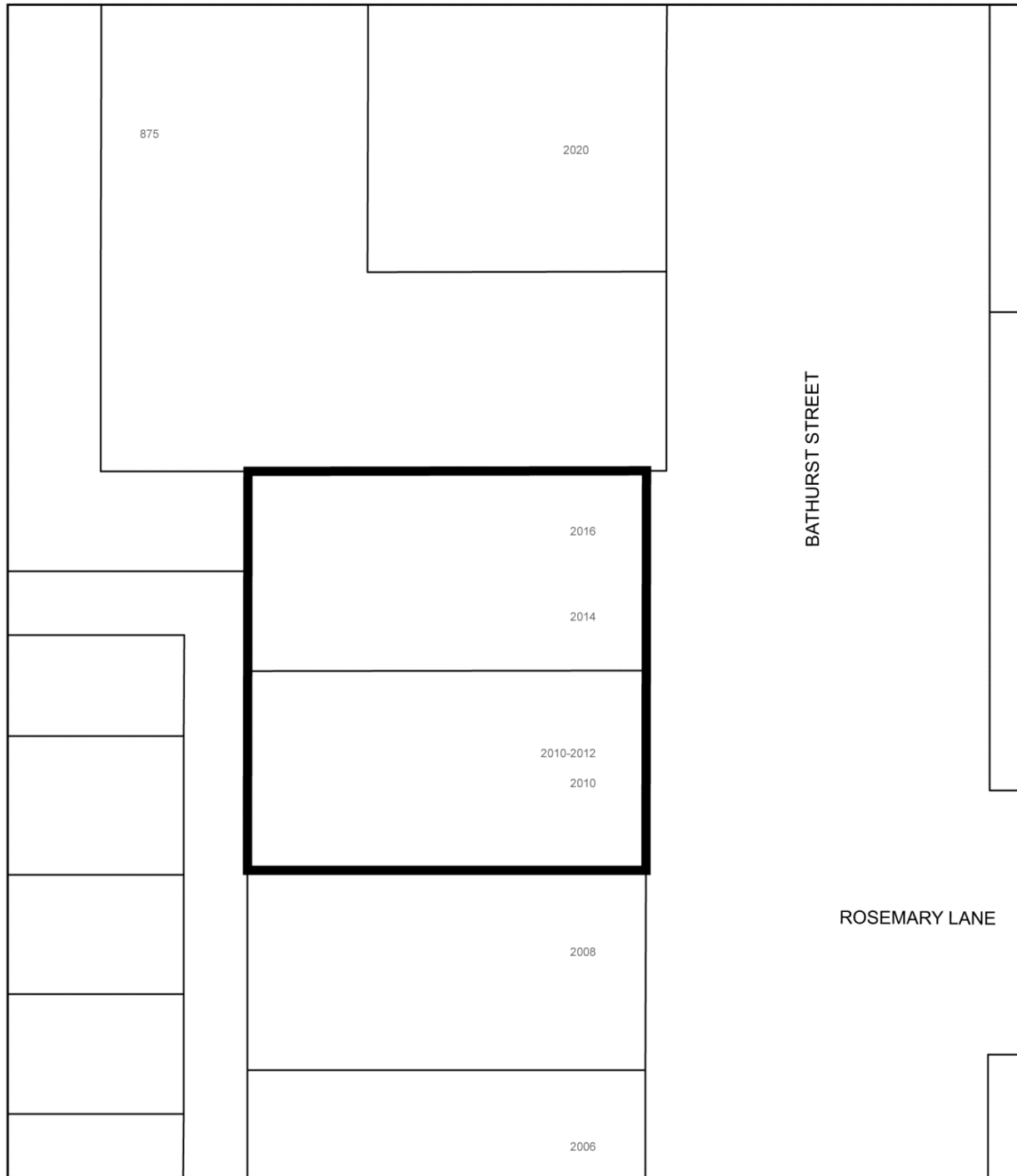
- (L) Despite regulation 230.5.10.1(4) and (5) a minimum of 23 long-term **bicycle parking spaces** and zero short-term **bicycle parking spaces** must be provided and maintained within the **building**;
- (M) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of all **dwelling units** on the lot must be 2- or more bedroom dwelling units;
 - (ii) a minimum of 10 percent of all **dwelling units** on the lot must be 3- or more bedroom dwelling units; and
 - (iii) if the calculation of the number of required **dwelling units** pursuant to (i) and (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (N) Regulation 40.10.40.50 (1)(B) with respect to a minimum of 40 square metres of outdoor **amenity space** required to be in a location adjoining or directly accessible to the indoor **amenity space**, does not apply.

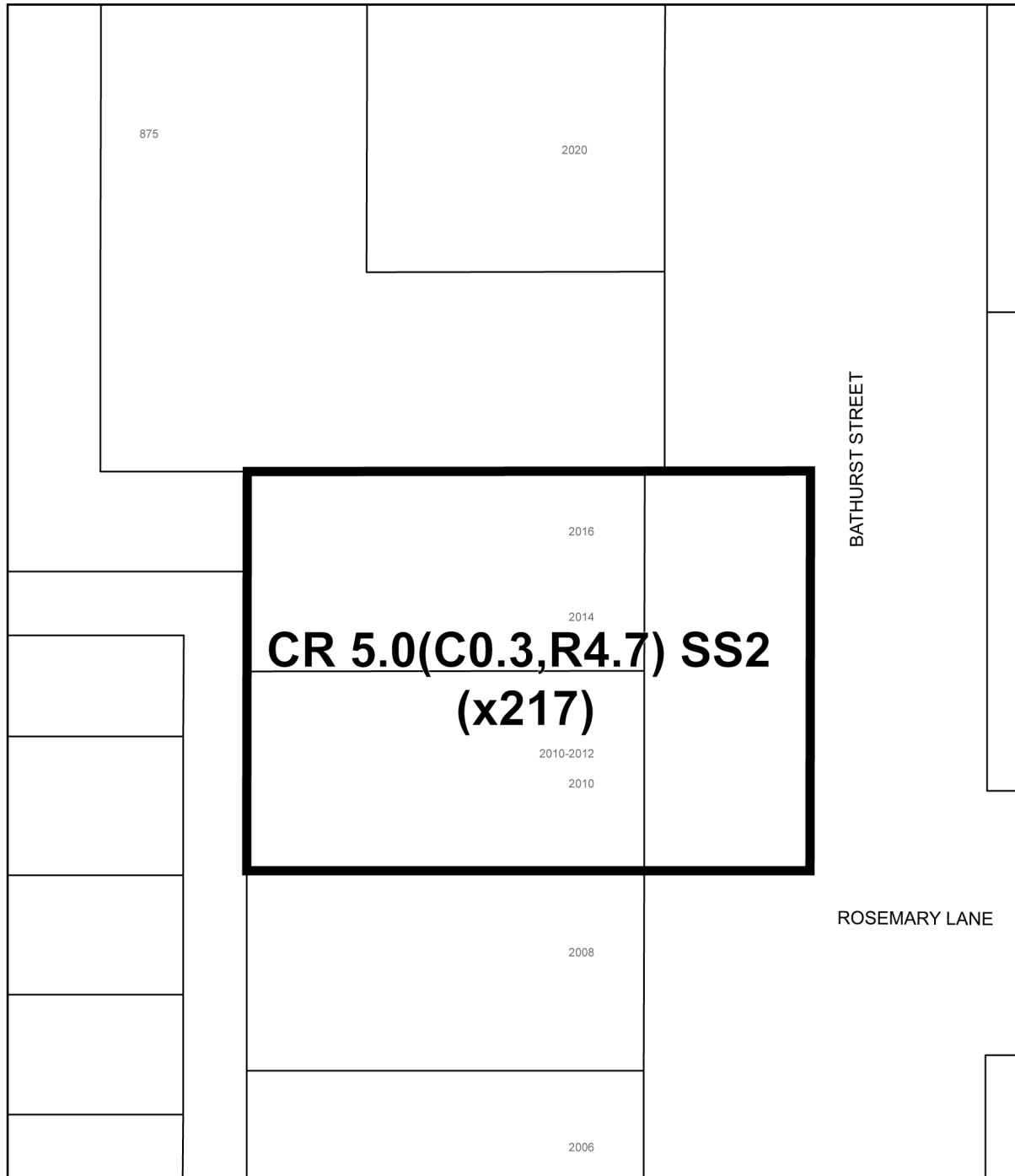
Enacted and passed on October , 2019.

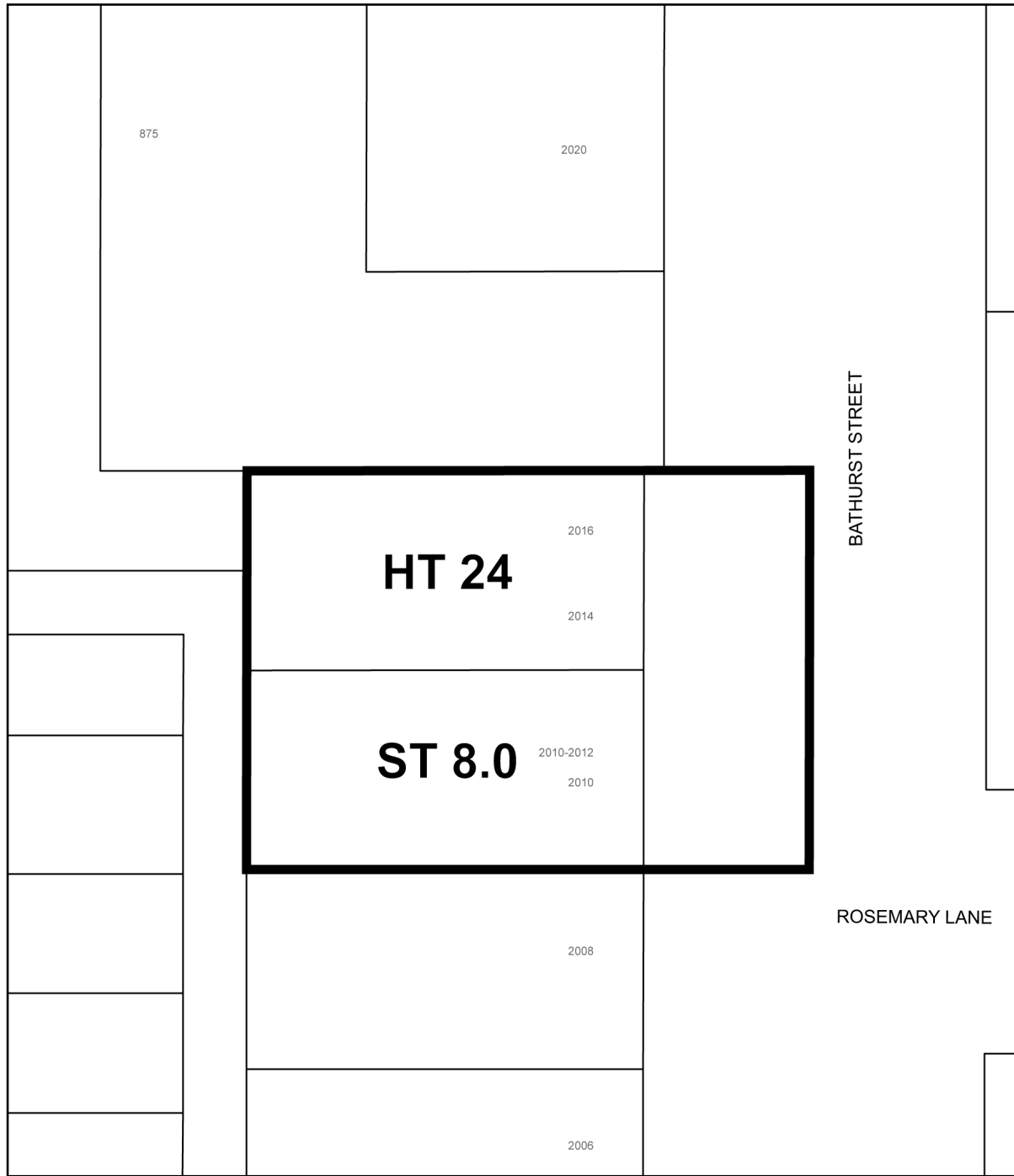
Frances Nunziata,
Speaker

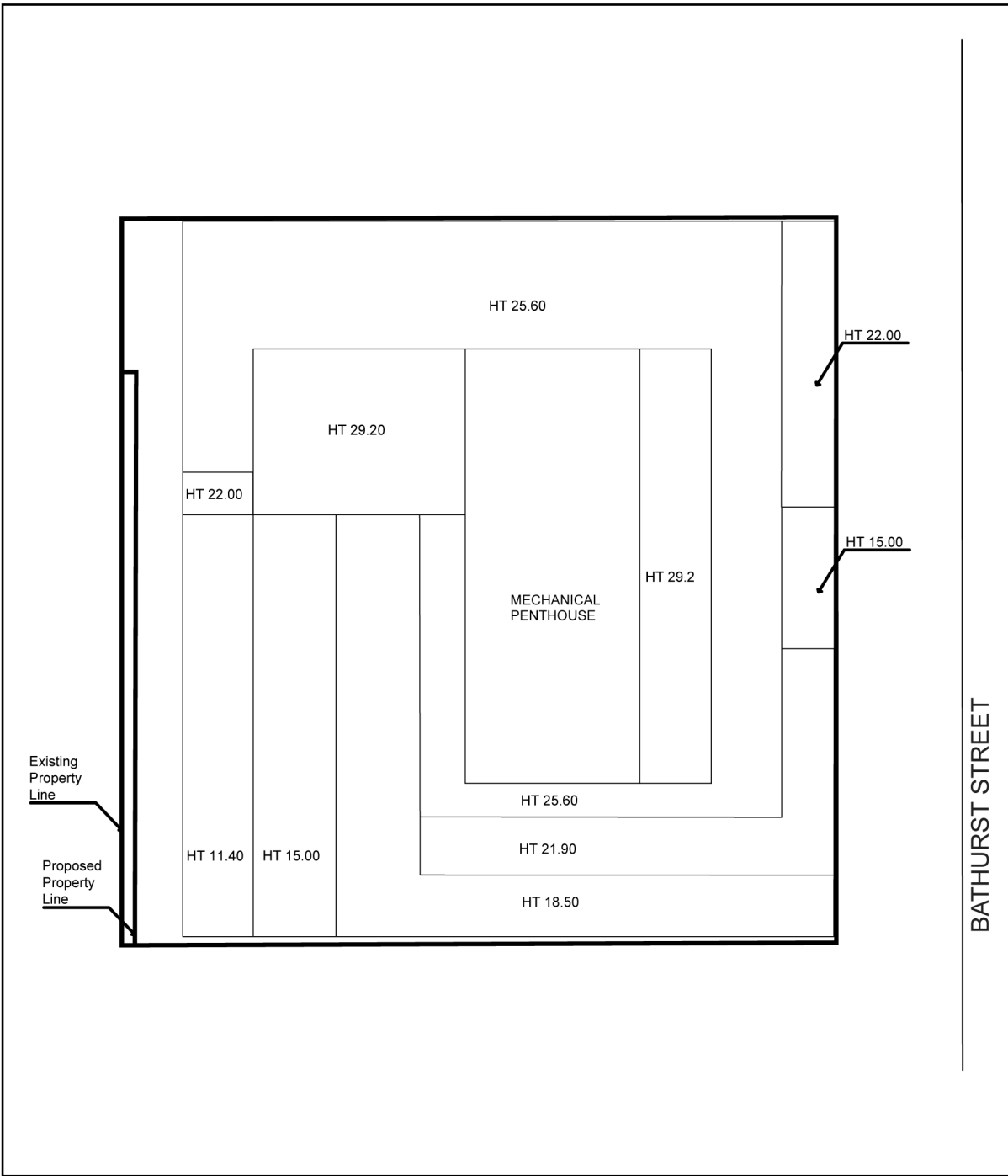
Ulli S. Watkiss,
City Clerk

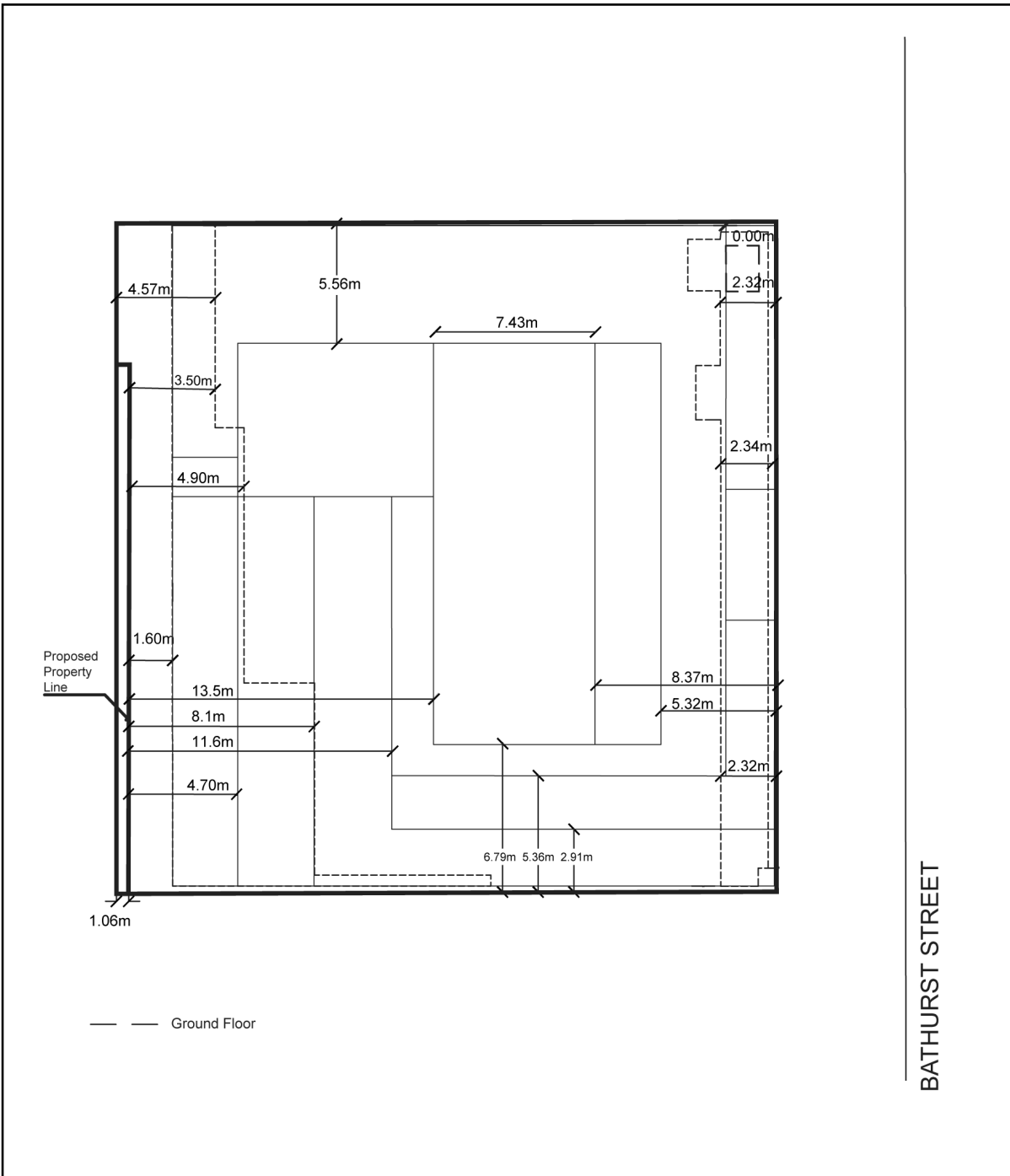
(Seal of the City)











 **TORONTO**
Diagram 5

2010-2016 Bathurst Street

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