

Authority: Toronto and East York Community Council
Item TE31.9, adopted as amended, by City of Toronto
Council on March 9, 2022

CITY OF TORONTO

Bill 274

BY-LAW -2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in 2022 as 252 Parliament Street.

Whereas authority is given to Council of the City of Toronto 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 Bylaw 569-2013, Chapter 800 Definitions;
3. Zoning By-law 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 2.0 (c1.0; r1.5) SS2 (x449), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 449 so that it reads:

(449) Exception CR

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 252 Parliament Street, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (P) below.
- (B) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** is 5,400 square metres, and subject to the following:

- (i) a maximum **gross floor area** of 5,200 square metres may be used for residential uses; and
 - (ii) a maximum **gross floor area** of 200 square metres may be used for non-residential uses;
- (C) Regulation 40.10.40.1(1), with respect to the location of residential uses in a **mixed use building**, does not apply;
- (D) Despite regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 86.44 metres and the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2)(A), the permitted maximum height of the **building** or **structure**, is the numerical value, in metres, following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 40.5.40.10(4), and 40.5.40.10(7) and despite (E) above, the following may project above the permitted maximum height as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (i) guardrails, wind and privacy screens, trellis, shading **structures**, garbage chute chimney, vents, exhaust, retaining walls and fixed furniture to a maximum of 3.5 metres;
 - (ii) **green roof**, and access hatch, to a maximum of 1.5 metres; and
 - (iii) elevator overrun, emergency electrical generator, mechanical equipment and screening, and solar panel and associated **structures**, to a maximum of 5.0 metres;
- (G) Despite Article 600.10.10 and Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite (G) above and in addition to the permitted encroachments into a **building setback** listed in Clause 40.10.40.60, **structures** for the purposes of wind mitigation or privacy screening are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Regulation 40.10.40.60(1), decks, porches, and balconies or similar **structures**, located above the first **storey**, but not including rooftop terraces, must not encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];

- (J) Despite Regulation 40.10.40.60(6), window projections may project to a maximum of 0.15 metres into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) A **building, structure**, addition, or enlargement that contains more than 80 **dwelling units**, is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
 - (iv) convertible **dwelling units**, as described in (K)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided for a **building** with 20 or more **dwelling units** as follows:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
 - (ii) a minimum of 9.0 square metres of the required indoor **amenity space** must be dedicated for use by pets;
 - (iii) a minimum of 3.0 square metres of outdoor **amenity space** per **dwelling unit**;
 - (iv) at least 40.0 square metres of the required outdoor **amenity space** must be in a location adjoining or directly accessible to the required indoor **amenity space**; and
 - (v) no more than 25 percent of the required outdoor **amenity space** may be a **green roof**.
- (M) Despite Regulation 230.5.1.10(4)(A), a "long-term" **bicycle parking space** must be dimensioned with a minimum length of 1.8 metres, a minimum width of 0.5 metres, and a minimum vertical clearance from the ground of 1.9 metres;
- (N) Despite Regulation 40.10.100.10 (1)(C), more than one **vehicle** access is allowed from the **street** known as Poulett Street;

- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the lot in accordance with the following:
- (i) A minimum of 0.06 **parking spaces** per **dwelling unit** for residents;
 - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for visitors;
 - (iii) 2 "car-share parking spaces"; and
 - (iv) No **parking spaces** are required for non-residential uses;
- (P) For the purposes of this exception:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) a "car-share parking space" means a parking space exclusively reserved and actively used for "car-share" purposes, including by non-residents.

Prevailing By-laws and Prevailing Sections: (None Apply)

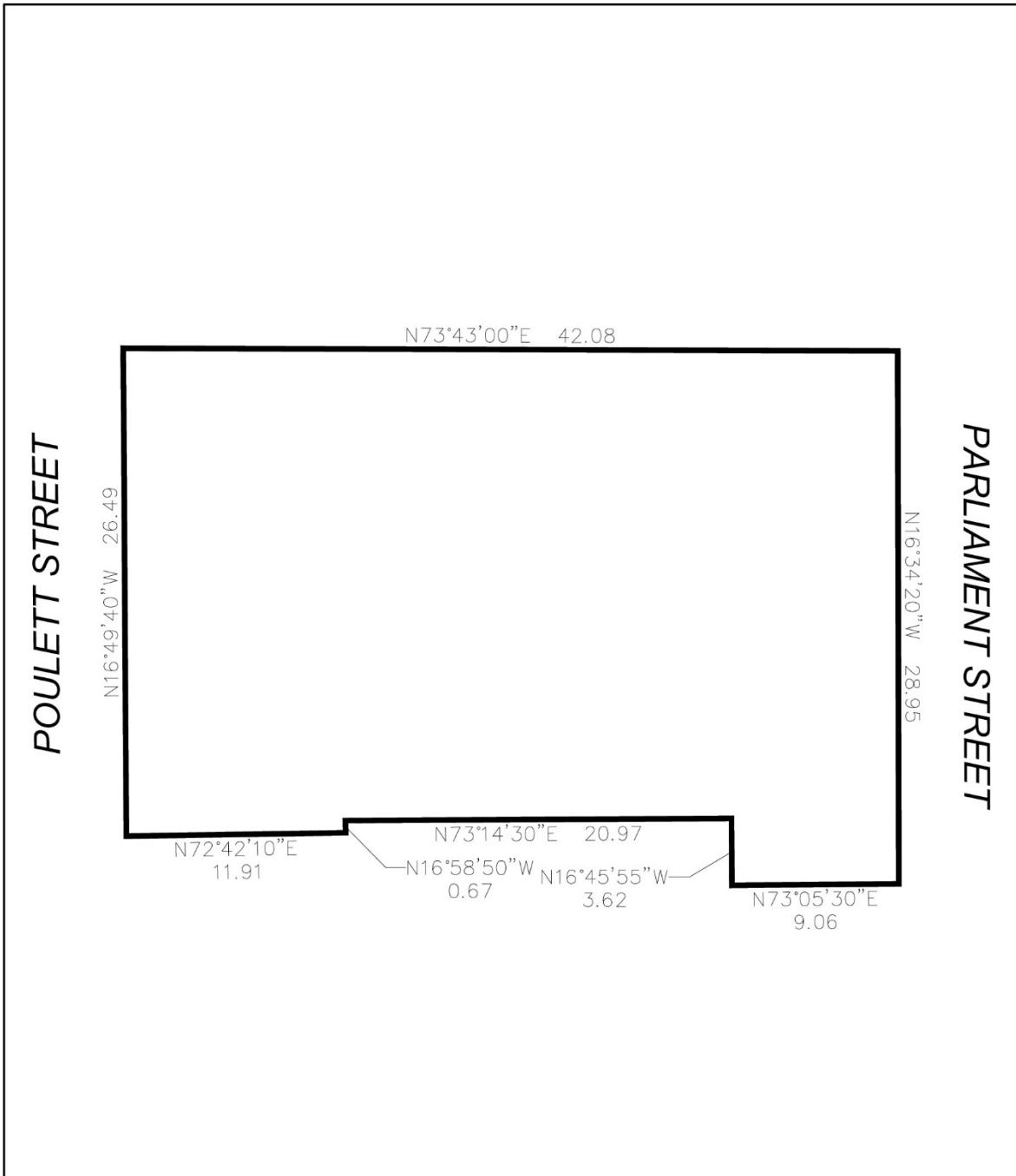
5. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.

Enacted and passed on April , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

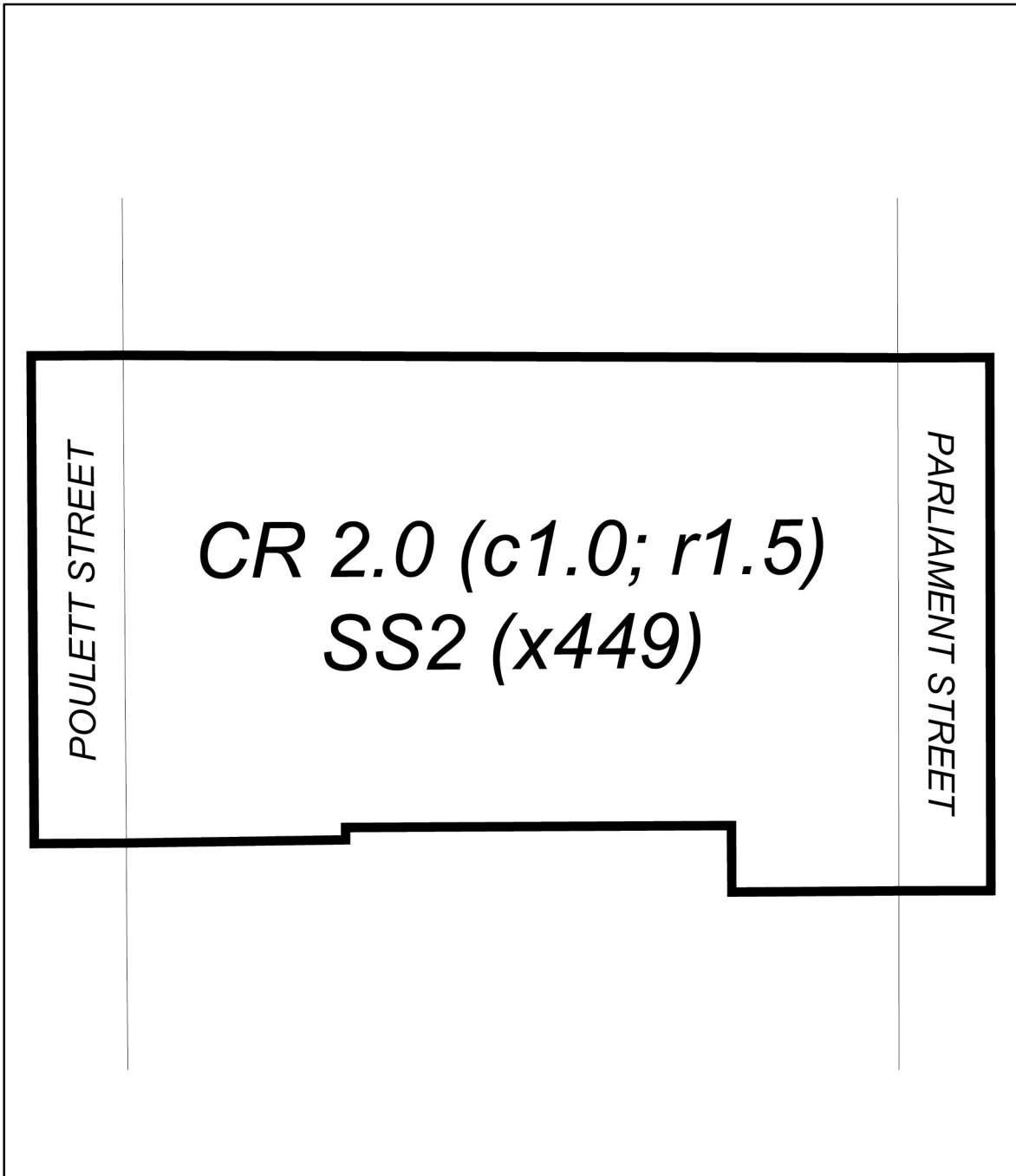


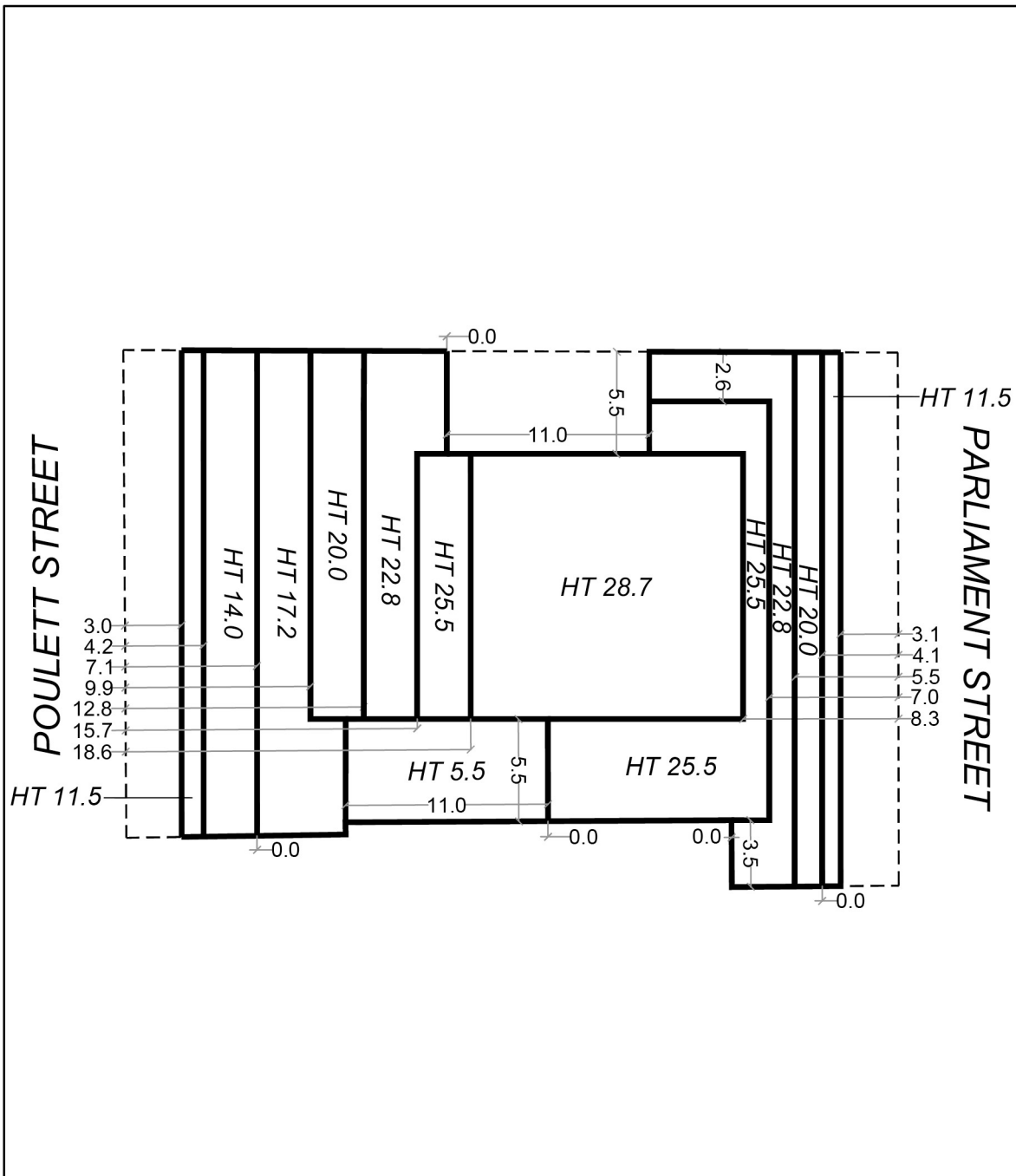
 **TORONTO**
Diagram 1

252 Parliament Street

File # 20 188489 STE 13 0Z







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