

Authority: Etobicoke York Community Council Item EY18.3, as adopted by City of Toronto Council on December 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 97-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in 2016 as 2115-2117 Bloor Street West and 19 Harcourt Road.

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 By-law 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 CR4.18 (c0.7; r3.6) SS2 (x101), 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 101 so that it reads:

Exception CR 101

The lands, or 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 40.5.40.10(1), the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 109.1 metres;
- (B) Despite Regulation 40.10.40.10(2), the maximum height of a **building** or **structure** is 27.0 metres with no portion of a **building** or **structure** to be located outside the heavy lines on Diagram 3 of By-law 97-2017, or exceed the height denoted on Diagram 3 of By-law 97-2017;
- (C) Despite Regulation 40.10.40.70(2)(B):
 - (i) the minimum **building setback** from the **rear lot line** for an enclosed access ramp to an underground **parking garage** is 1.5 metres; and

- (ii) the minimum **building setback** from the **rear lot line** for an enclosed **loading space** is 1.5 metres; and
- (D) Despite Regulation 40.10.40.70(2)(E):
- (i) a balcony may encroach horizontally into the south facing **angular plane** to a maximum distance of:
 - (a) 2.3 metres for the 6th **storey**;
 - (b) 2.7 metres for the 7th **storey**; and
 - (c) 2.4 metres for the 8th **storey**; and
 - (ii) a main wall may encroach horizontally into the south facing **angular plane** to a maximum distance of:
 - (a) 2.7 metres for the 6th **storey**;
 - (b) 2.4 metres for the 7th **storey**;
 - (c) 2.4 metres for the 8th **storey**; and
 - (d) 2.4 metres for the enclosed mechanical and amenity space; and
 - (iii) a main wall may encroach horizontally into the east facing **angular plane** to a maximum distance of 1.0 metres for the 7th **storey** and 8th **storey** terrace to a maximum of 1.0 metres; and
- (E) Despite Regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential zone category;
- (F) Despite Regulation 40.10.90.40(2), **vehicle** access to the **loading space** may be over a **lot** in a Residential Zone category;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres for a minimum of the front 10 metres measured from the front **main wall** of the **mixed used building** only;
- (H) Despite Regulation 40.10.50.10 (3), access to a **loading space** is permitted across the required **landscape strip**;
- (I) Despite Regulation 220.5.10.1 (3), a requirement for a Type "B" **loading space** is addressed and satisfied by the provision of a Type "G" **loading space** for residential uses;
- (J) Despite Regulation 40.10.40.50 (1), a minimum of 108 square metres of indoor **amenity space** and 115 square metres of outdoor **amenity space** must be provided; and
- (K) Despite Section 900.11.10 (1978), an **eating establishment**, or **take-out eating establishment** shall be permitted up to a maximum of 200 square metres of non-residential floor area.

Prevailing By-law and Prevailing Sections:

- (A) Section 12 (2) 257 of former City of Toronto By-law 438-86;
- (B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
- (C) Section 12 (2) 294 of former City of Toronto By-law 438-86.

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





