

Authority: Toronto and East York Community Council Item TE25.5, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

CITY OF TORONTO

BY-LAW 812-2017

To amend former City of Toronto Zoning By-law 438-86, as amended by By-law 1556-2012(OMB), with respect to the lands municipally known in the year 2017 as 357 - 363 King Street West and 62 Peter Street.

Whereas Council of the City of Toronto has the authority 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*; and

Whereas the Ontario Municipal Board on May 17, 2012, March 31, 2012 and June 26, 2012 under OMB Case No. PL110552 adopted By-law 1556-2012(OMB) being a By-law "To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 357-363 King Street West and 62 Peter Street" (the "Lands"); and

Whereas as a condition of By-law 1556-2012(OMB) the City of the Toronto and the then owner of the Lands entered into and registered an agreement pursuant to Section 37 of the *Planning Act*; and

Whereas the owner of the Lands, municipally known in 2017 as 357-363 King Street West and 62 Peter Street has applied amongst other matters to amend the site specific by-law provisions respecting the Lands;

The Council of the City of Toronto enacts:

1. Map 1 of By-law 1556-2012(OMB) is deleted and replace with the attached Map 1.
2. Map 2 of By-law 1556-2012(OMB) is deleted and replace with the attached Map 2.
3. Section 1 of By-law 1556-2012(OMB) is amended by adding section reference "4(13)" immediately after the section reference "4(12)" in the first line of section 1.
4. Section 1(a) of By-law 1556-2012(OMB) is amended by adding the following provisions as paragraphs 1(a)(i) and (ii):
 - (i) a holding "h" symbol applies to the *lot*, as shown in Map 1, attached to and forming part of this By-law; and
 - (ii) on an application by the owner of the Lands, City Council may enact an amending by-law to remove the "h" symbol applying to the *lot*, in whole or in respect of specific uses, upon the submission of a Functional Servicing Report for the *lot* to the satisfaction of the Executive Director, Engineering and Construction Services.

5. Section 1(d) of By-law 1556-2012(OMB) is deleted and replaced with the following:
- (d) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the lot shall not exceed 25,350 square metres, of which:
 - (i) the *residential gross floor area* does not exceed 24,100 square metres and shall not comprise more than 324 *dwelling units* and not more than 2 *dwelling rooms*; and
 - (ii) the *non-residential gross floor area* does not exceed 1,250 square metres.
6. Section 1(e)(ii) of By-law 1556-2012(OMB) is deleted and replaced with the following:
- (e) *Residential amenity space* shall be provided and maintained on the lot for the shared use of the residents of the lot in accordance with the following minimum requirements:
 - (i) not less than 710 square metres of indoor *residential amenity space*; and
 - (ii) not less than 260 square metres of outdoor *residential amenity space*.
7. Section 1(g) of By-law 1556-2012(OMB) is deleted and replaced with the following:
- (g) Parking on the lot shall be provided and maintained on the lot as follows:
 - (i) Notwithstanding the definition of *parking space* in Subsection 2(1) of Zoning By-law 438-86, *parking spaces* may be provided as *car-share parking spaces*;
 - (ii) A minimum of 18 *car-share parking spaces* shall be provided on the lot; and
 - (iii) *Car-share* parking spaces may be provided as *tandem parking spaces*.
8. Section 1(h) of By-law 1556-2012(OMB) is deleted and replaced with the following:
- (h) Bicycle parking shall be provided as follows:
 - a. A minimum of 1.0 residential *bicycle parking space-occupant* shall be provided per bedroom;
 - b. 33 residential *bicycle parking spaces* shall be *bicycle parking spaces – visitor*;
 - c. 10 *bicycle parking spaces* shall be for non-residential uses;

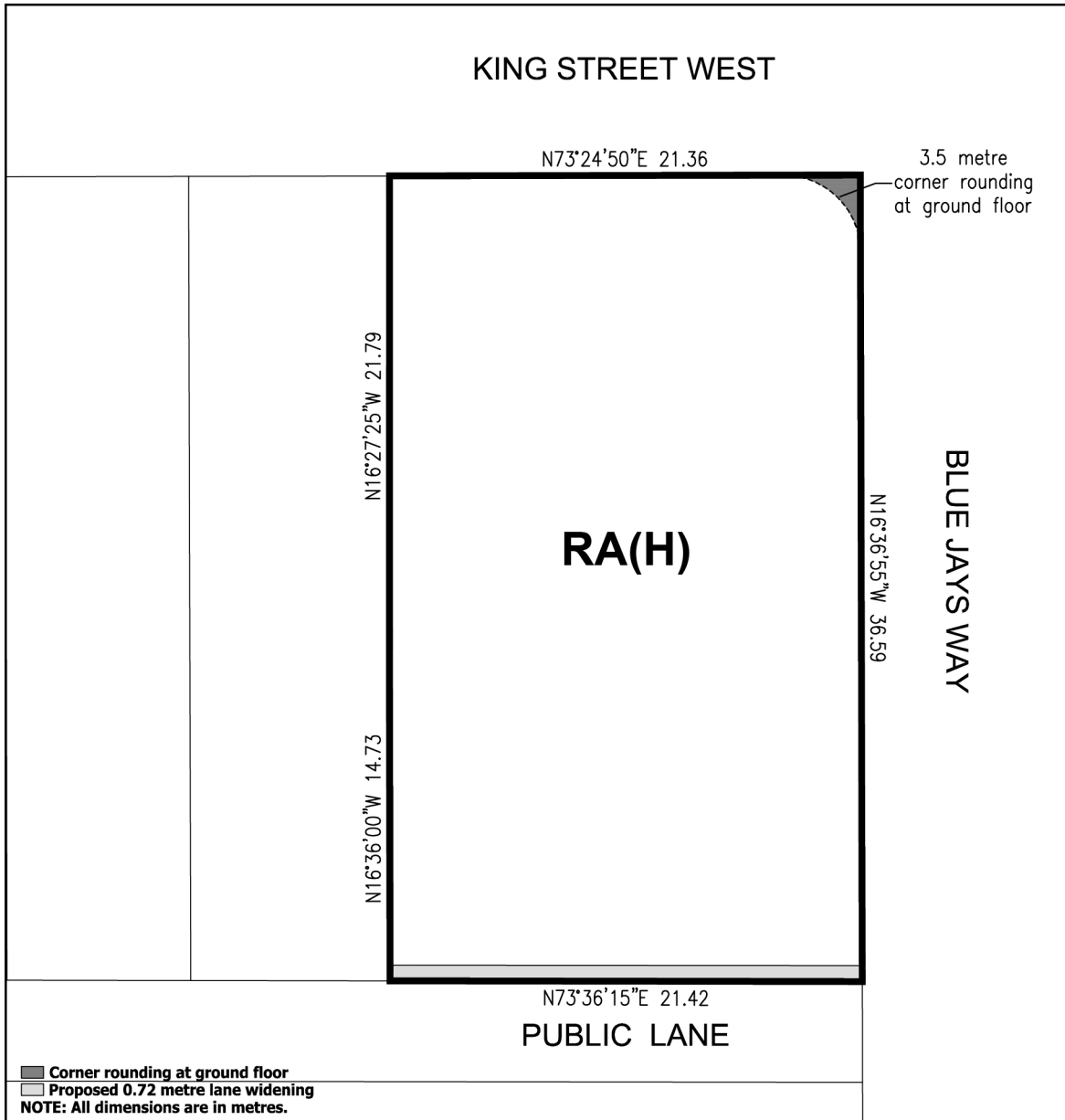
- d. Notwithstanding the definition of "*bicycle parking space*" in Section 2(1) of By-law 438-86, a *bicycle parking space* may be provided in horizontal, vertical, and *stacked bicycle parking spaces*; and
 - e. Notwithstanding the definition of "*bicycle parking space-occupant*" and "*bicycle parking space – visitor*" in Section 2(1) of By-law 438-86, all *bicycle parking spaces* may be located within a secured room, enclosure, and/or bicycle locker.
9. Despite the requirements set out in Section 4(17) to By-law 438-86, the minimum width of a drive aisle may be 5.2 metres.
10. Section 6 of By-law 1556-2012(OMB) is amended by adding the following definitions:
- (e) "*car-share*" means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available to at least the occupants of the building for short term rental, including hourly rental;
 - (f) "*car-share parking space*" means a parking space exclusively reserved and signed for a car or cars used only for *car-share* purposes, having a minimum dimensions of 2.2 metres in width, 2.9 metres in length, and having a vertical clearance of 2.1 metres, with the exception of a minimum of 2 car-share spaces which will have minimum dimensions of 4.6 metres in length, 2.6 metres in width, and have a vertical clearance of 2.1 metres.
 - (g) "*stacked bicycle parking space*" means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*, and shall have the following dimensions:
 - (i) a minimum width of 0.6 metres;
 - (ii) a minimum length of 1.7 metres; and
 - (iii) a combined minimum height of 1.9 metres for two *stacked bicycle parking spaces*.
 - (h) "*tandem parking space*" means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



357-363 King Street West & 62 Peter Street

File # 16 213281 STE 20 0Z

