

CITY OF TORONTO

BY-LAW 1040-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 3755 Bloor Street West pertaining to lands located southeast of the intersection of Bloor Street West and Kipling Avenue and north of Dundas Street West respecting the future Etobicoke Civic Centre lands.

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;

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.5 (c3.5; r0.0) SS1 (x423) 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 subject to this by-law to the Policy Areas Overlay Map in Section 995.10, and applying the following label to these lands: PA3, and by applying the Major Street segment of Bloor Street West, Dundas Street West and Kipling Avenue as shown on Diagram 3 attached to this by-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this by-law to the Height Overlay Map in Section 995.20, and applying the following height label to these lands: HT 15.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map, and applying no label to the lands.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map, and applying no label to the lands.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [423] so that it reads:

(423) Exception CR 423

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 3755 Bloor Street West, as shown on Diagram 1 of By-law 1040-2021, a **building or structure** may be constructed, used or enlarged in compliance with Sections (B) to (W) below;
- (B) In accordance with Clause 5.10.30.20, the **lot line** abutting Bloor Street West is the **front lot line**;
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 127.88 metres and elevation of the highest point of the **building or structure**;
- (D) Regulation 40.10.40.1(2)(A), with regards to the first floor elevation of a pedestrian entrance, does not apply;
- (E) Despite regulation 40.10.40.1(2)(B), pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, can be accessed by a ramp which rises 0.085 metres vertically for every 1.0 metre horizontally;
- (F) Despite regulation 40.10.40.10(1)(A), the permitted maximum height of a **building or structure** is the number following the HT symbol as shown on Diagram 5 attached to By-law 1040-2021;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of a **building** is 47,000 square metres;
- (H) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown on Diagram 6 attached to By-law 1040-2021;
- (I) Regulation 40.10.40.80(1)(A) and (B), with regards to the minimum above-ground separation distance of the **main walls** of a **building** with or without windows in relation to other **main walls** of the same **building**, does not apply;
- (J) Regulation 40.10.90.40(3), pertaining to the combined access to a **loading space**, does not apply;
- (K) Despite regulation 40.10.100.10(1)(C), one **vehicle** access is permitted from Dundas Street West and one **vehicle** access is permitted from Bloor Street West;

- (L) No **building** or **structure** may penetrate a 45-degree **angular plane** as measured at a line parallel to and at a height of 80.5 metres above the **front lot line** that abuts Bloor Street West as shown on Diagram 7 attached to By-law 1040-2021;
- (M) Despite regulation 200.5.1.10(2)(A)(i), where access to a **parking** space is provided by a **drive** aisle having a minimum width of 6.8 metres or greater, the required minimum length of a **parking space** is 5.2 metres;
- (N) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(D)(i), a maximum of 20 percent of the minimum required number of **parking spaces** are not required to provide an additional 0.3 metres of width on the obstructed side of the **parking space**, measured at right angles;
- (O) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(D)(ii), a maximum of 20 percent of the minimum required number of **parking spaces** may be located less than 0.9 metres setback from a column;
- (P) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at a minimum rate of 0.8 **parking spaces** for each 100 square metres of **gross floor area** and a maximum rate of 1.0 **parking space** for each 100 square metres of **gross floor area**;
- (Q) Despite regulation 200.5.1.10(2) and (4), an electric vehicle charging station is not considered an obstruction to a **parking space**;
- (R) Regulation 200.5.200.40(2), relating to parking rates for public common areas and walkways in office buildings, does not apply;
- (S) Despite regulation 200.15.1(1)(B) and 200.15.15.4(1)(B), the required minimum width of an accessible **parking space** is 3.4 metres;
- (T) Despite regulation 220.5.1(2), the **loading spaces** provided may be shared with the abutting lot;
- (U) Despite Clause 220.5.10.1, the required minimum **loading spaces** are 3 Type "B" **loading spaces**, 5 Type "C" **loading spaces**, and 1 Type "G" **loading space**;
- (V) Despite regulation 220.5.20.1(2), the permitted slope of a **driveway** leading to a **loading space** may be 12 percent for all permitted **loading spaces**; and
- (W) Despite regulation 230.5.1.10(10), a "long-term" and "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**.

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

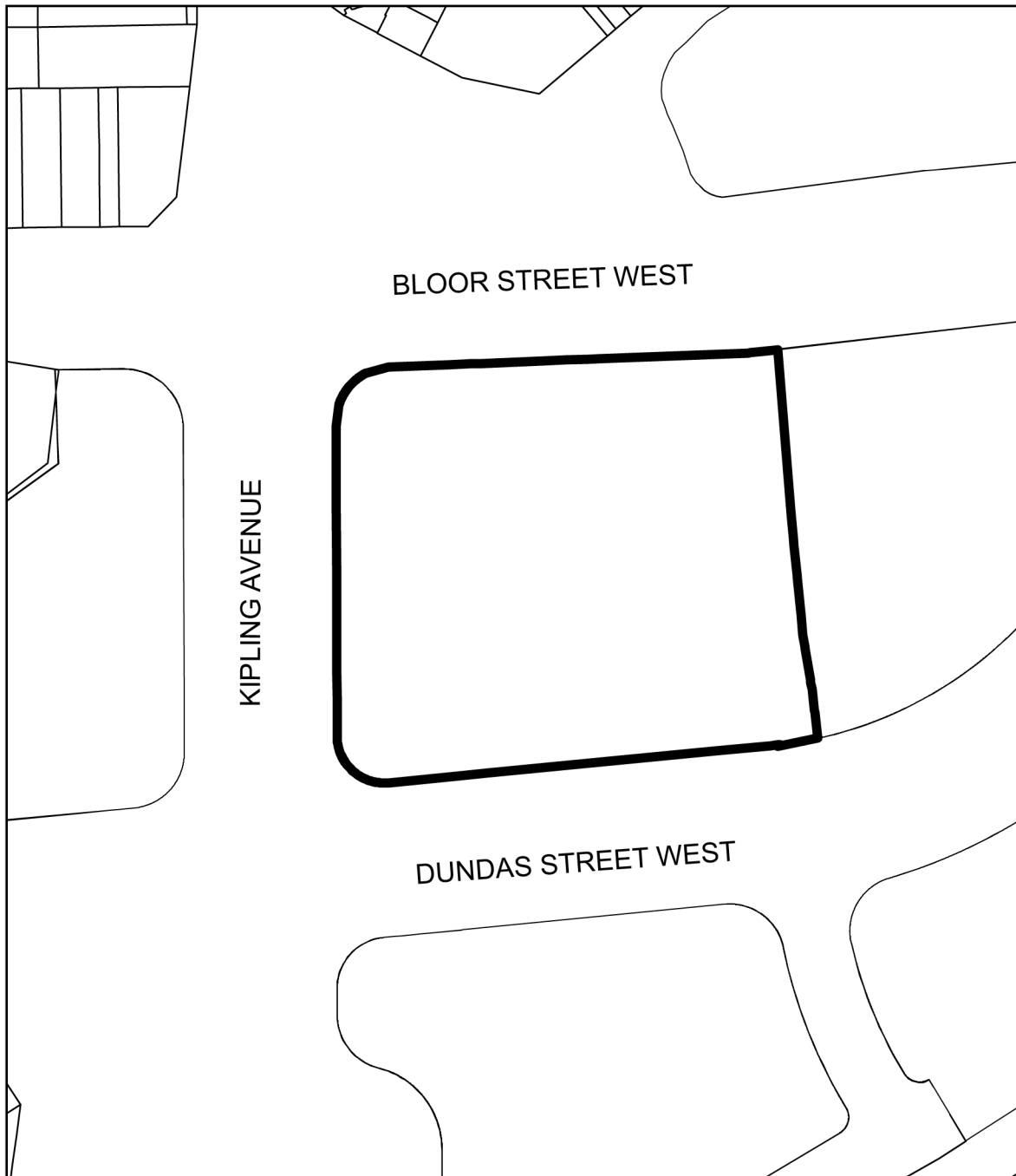
- 9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

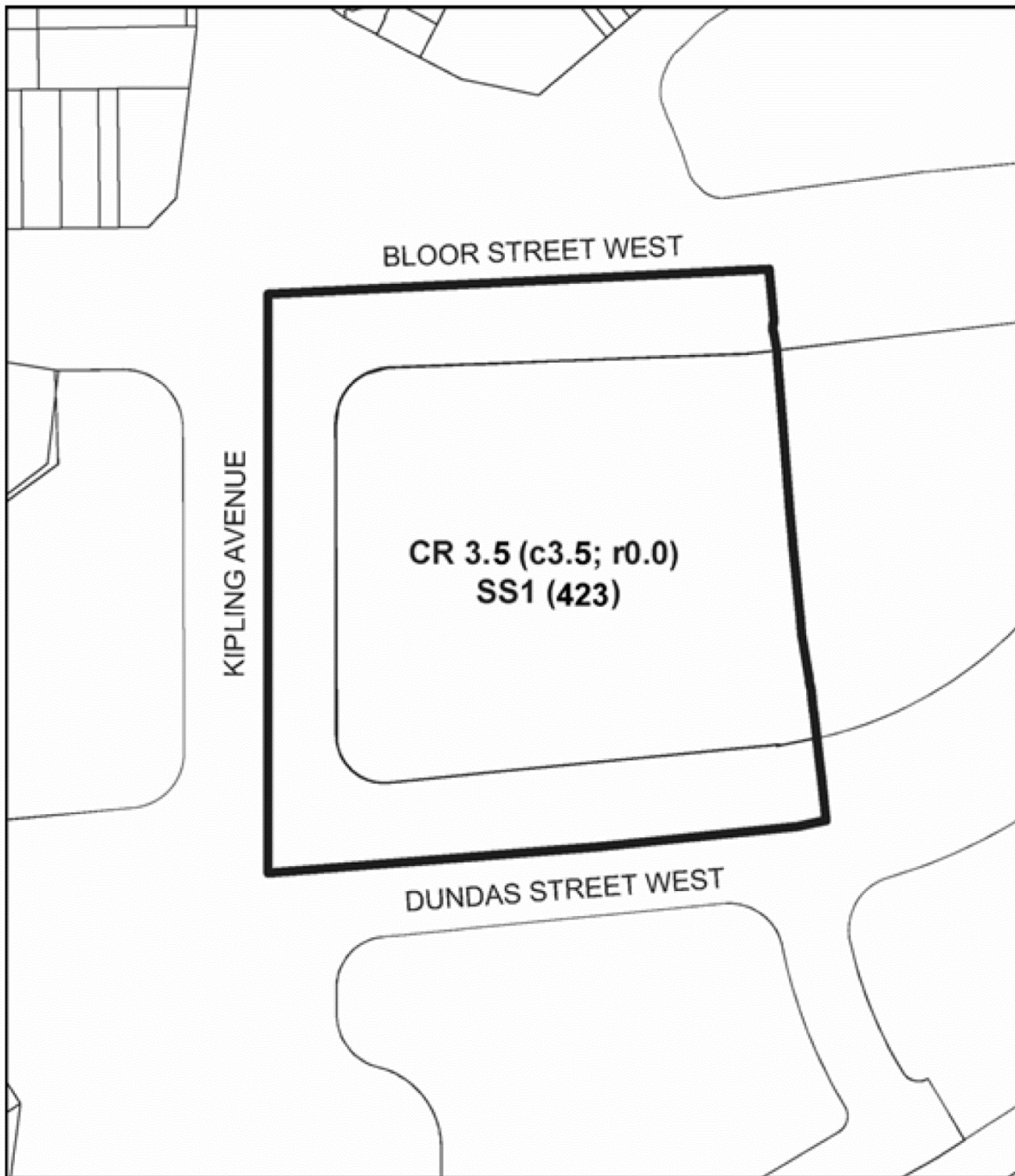
(Seal of the City)



 **Toronto**
Diagram 1

3755 Bloor Street West

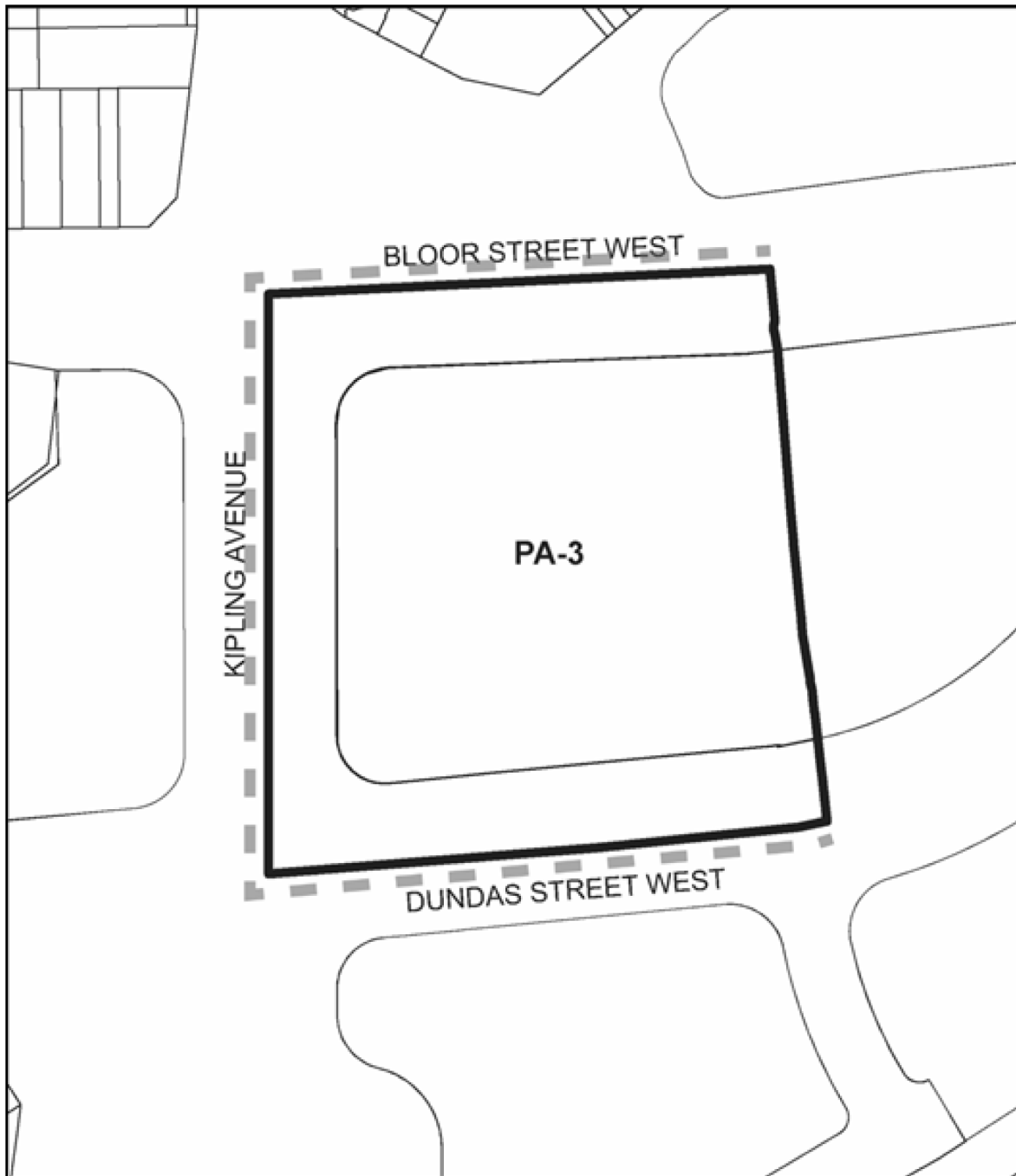
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 **Toronto**
Diagram 2

3755 Bloor Street West

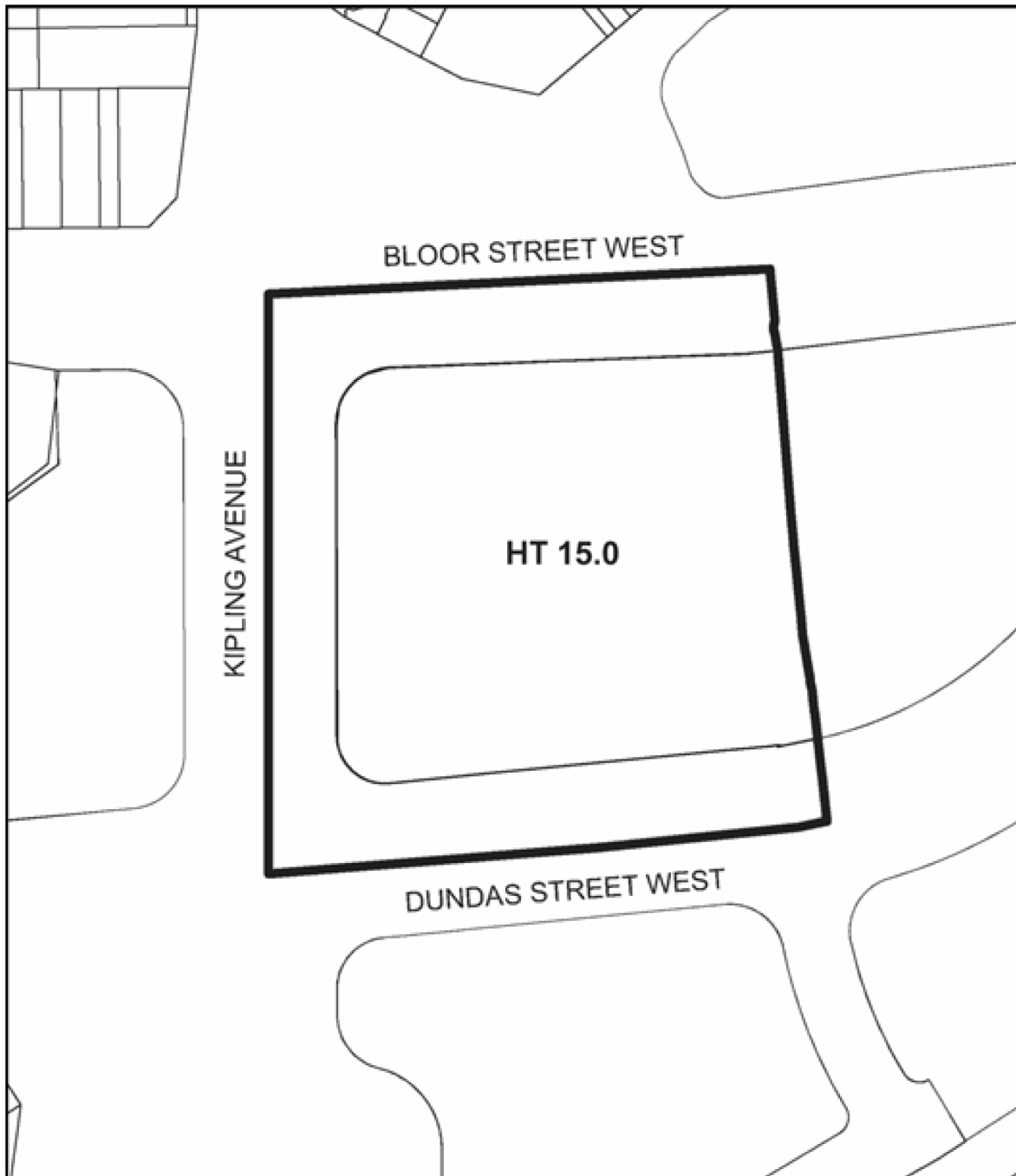
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 **TORONTO**
Diagram 3

3755 Bloor Street West

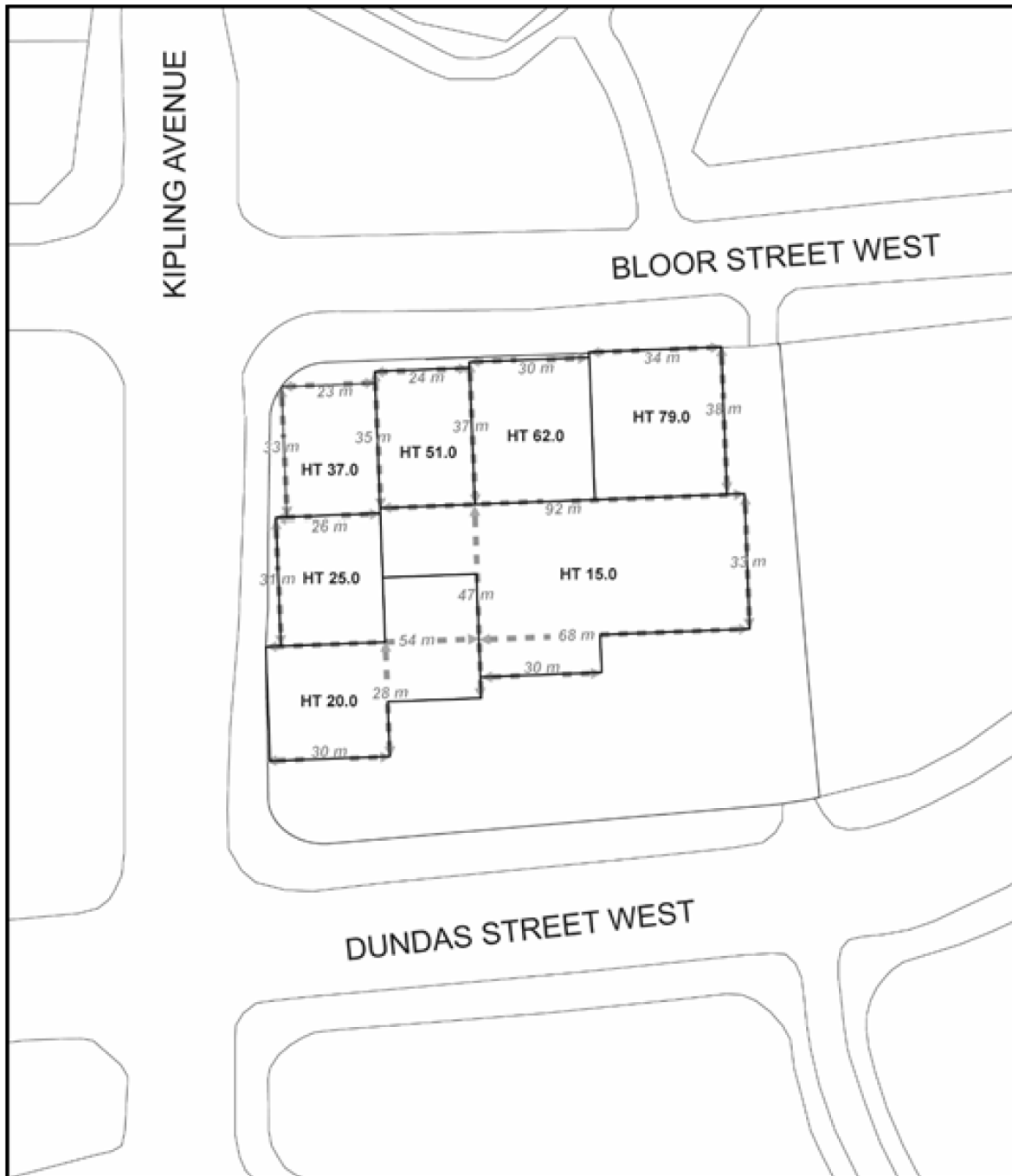
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 **Toronto**
Diagram 4

3755 Bloor Street West

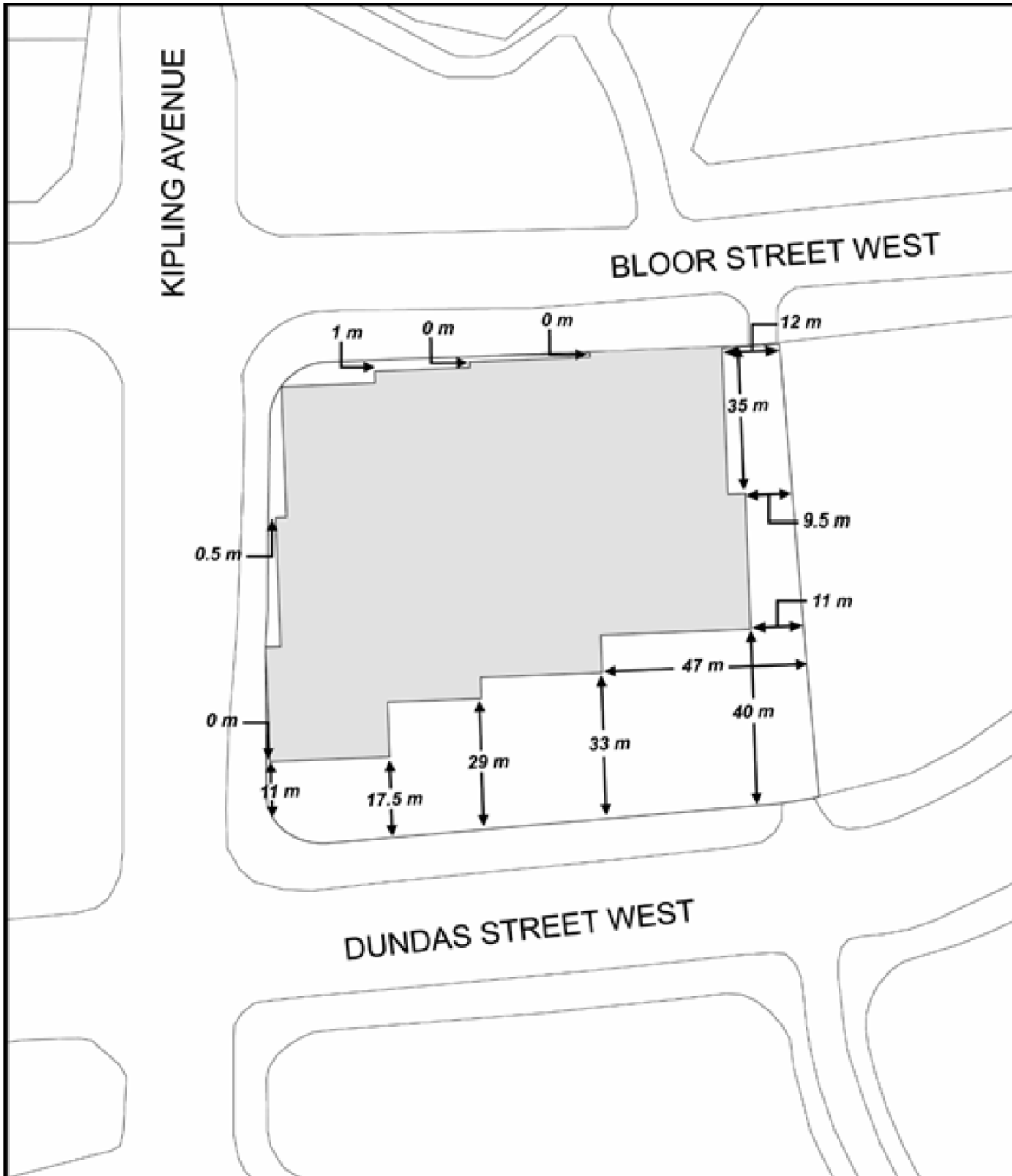
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Toronto
Diagram 5

3755 Bloor Street West

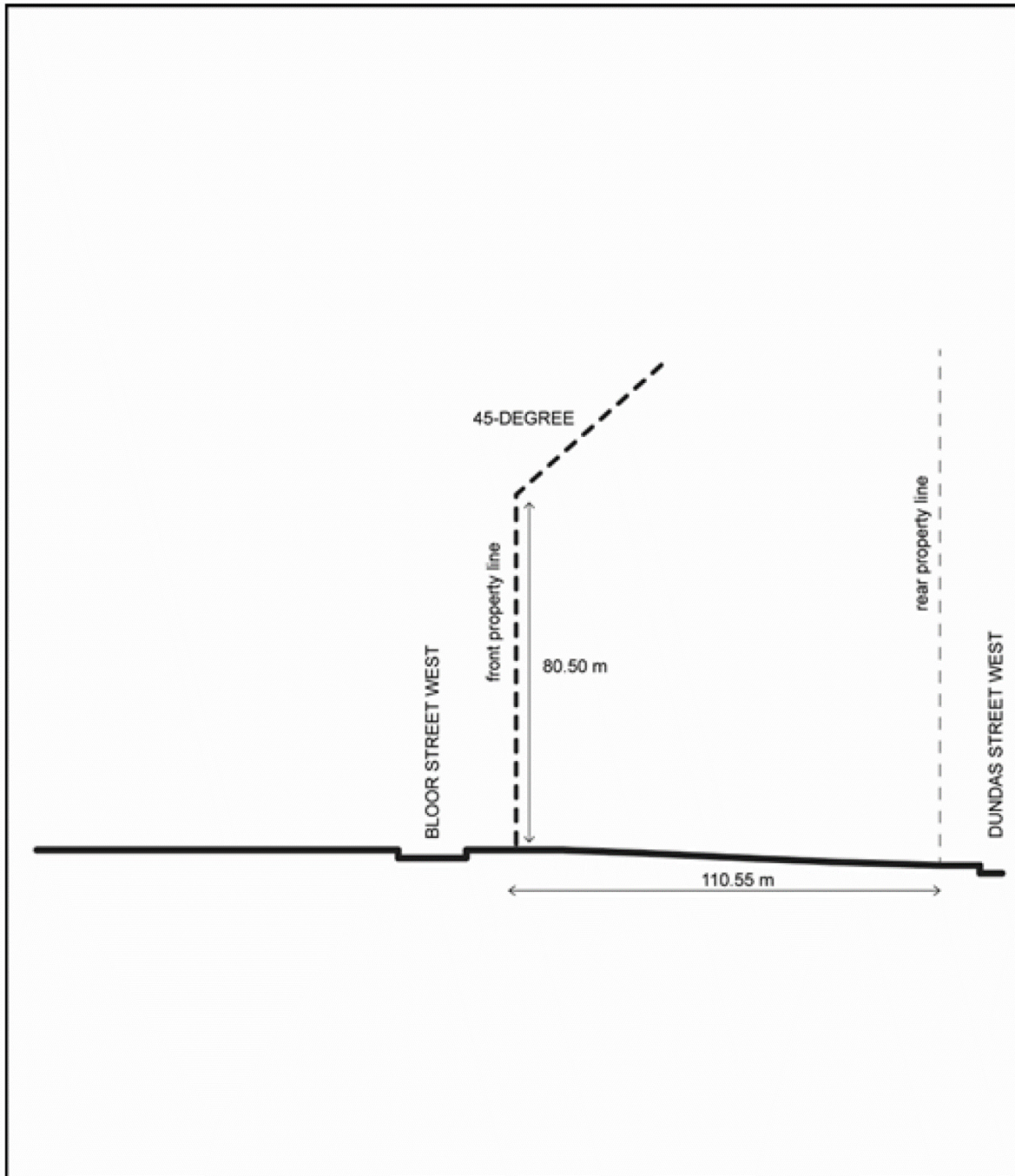
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 **Toronto**
Diagram 6

3755 Bloor Street West


File # 20 233181 WET 03 0Z



 **Toronto**
Diagram 7

3755 Bloor Street West

File # 20 233181 WET 03 0Z


City of Toronto By-law 569-2013
Not to Scale
09/21/2021