

Attachment 6: Draft Zoning By-law Amendment to City-wide Zoning By-law No. 569-2013

Authority: Etobicoke York Community Council Item XX.X, as adopted by City of Toronto Council on [date]

CITY OF TORONTO

Bill No. ~

BY-LAW No. _____-2021

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 3199 Lake Shore Boulevard West.

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 Bylaw No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 zoning label to these lands: IE (x3), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.32.10 Exception Number 3, so that it reads:

Exception IE (x3)

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3199 Lake Shore Boulevard West if the requirements of By-law XXXX-2021 are complied with, a **building or structure**, addition or enlargement may be constructed in compliance with (B) through (P) below;

- (B) Despite Regulation 80.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 87.02 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 80.30.40.10(1), the permitted maximum height and number of **storeys** of a **building** or **structure** is the numerical value, in metres, following the letters "HT" and "ST" as shown on Diagram 3 of By-law XXXX-2021;
- (D) Despite Regulation 80.5.40.10 and (D) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** heights shown on Diagram 3 of By-law XXXX-2021:
- i. mechanical penthouse, mechanical equipment and associated screens to a maximum of 7.0 metres;
 - ii. elevator overrun, stairs and stair enclosures to a maximum of 5.0 metres;
 - iii. guardrails, parapets, safety railings, screens and trellises to a maximum of 3.0 metres;
 - iv. chimneys, stacks, roof access hatches and ventilation shafts to a maximum of 1.5 metres; and
 - v. window washing equipment to a maximum of 3.0 metres.
- (E) Despite Regulation 80.30.40.40(1), the permitted maximum total **gross floor area** is 50,500 square metres;
- (F) Despite Regulation 80.30.40.70(1), the required minimum **building setbacks** are as shown on Diagram 3 of By-law XXXX-2021;
- (G) Despite Regulation 80.5.40.60(1) and (F) above, the following **building** elements and **structures** are permitted to encroach into the required **building setbacks** Diagram 3 of By-law XXXX-2021:
- i. awnings, canopies and terraces to a maximum of 1.5 metres;
 - ii. cornices, eaves, light fixtures, sills and ornamental elements to a maximum of 0.9 metres; and
 - iii. ramps, site servicing features, stairs and stair enclosures to a maximum of 3.0 metres.
- (H) Despite Regulation 80.30.40.80, the required minimum separation distance between the main walls of **buildings** on the lands are as shown on Diagram 3 of By-law XXXX-2021;

- (I) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, a minimum of 1 **parking space** for each 100 square metres of **gross floor area** shall be provided;
- (J) Despite Regulation 80.5.80.10 (1) and (2), required **parking spaces** may be provided on a **lot** that is not the same **lot** as the use for which the **parking spaces** are required, provided that the **parking spaces** are located at the following addresses:
 - i. 2 Colonel Smith Park Drive;
 - ii. 3170 Lake Shore Boulevard West;
 - iii. 3166 Lake Shore Boulevard West;
 - iv. 3246 Lake Shore Boulevard West;
 - v. 3253 Lake Shore Boulevard West;
 - vi. 3120 Lake Shore Boulevard West; and
 - vii. 170 Birmingham Street;
- (K) Notwithstanding (I) and (J) above, a minimum of 400 **parking spaces** shall be provided on the **lot**;
- (L) Despite Regulations 200.5.1(3) and 200.5.1.10(2), the existing **drive aisles** and existing **parking spaces** are permitted within their existing dimensions as of the date of passing of this By-law;
- (M) Despite Regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**;
- (N) Despite Regulation 200.15.10(1), a minimum of 10 accessible **parking spaces** must be provided on the lands for the combined uses of the buildings;
- (O) Despite Regulations 220.5.10.1(2), (3), (5) and (8) and 220.5.10.11(1), **loading spaces** must be provided and maintained in accordance with the following minimum amounts:
 - i. one (1) Type "A" loading space and one (1) Type "B" loading space must be provided.
- (P) Despite Regulation 230.5.10.1(1), **bicycle parking spaces** shall be provided and maintained in accordance with the following rates:

- i. a minimum of 0.3 short-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms; and
- ii. a minimum of 1.0 long-term **bicycle parking spaces** for each 100 square metres of **interior floor area** used for **post-secondary school** offices and classrooms.

Prevailing By-laws and Prevailing Sections (None apply).

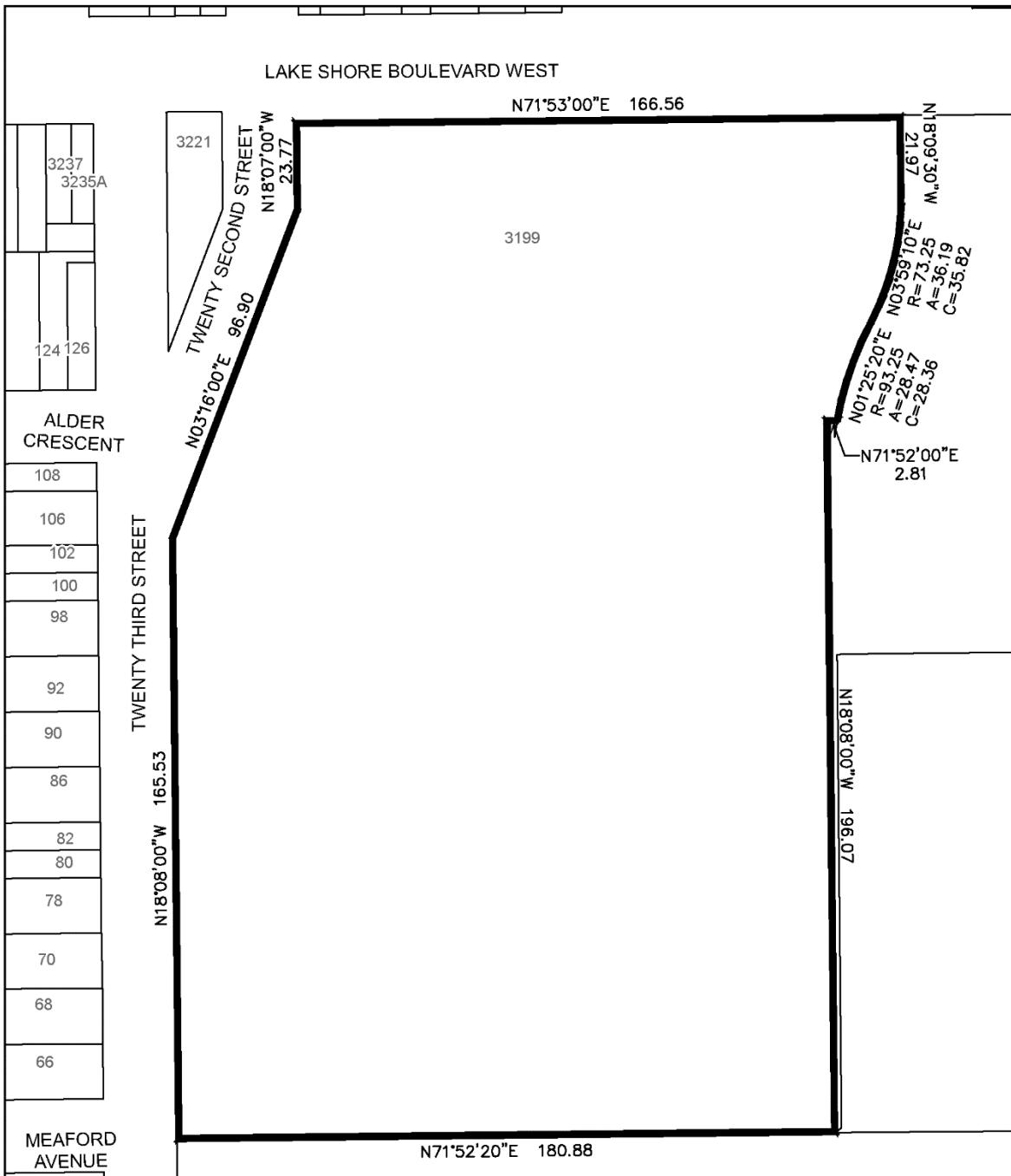
5. Despite any future severance, partition or division on the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

Enacted and passed on [month] [day], 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

(Seal of the City)

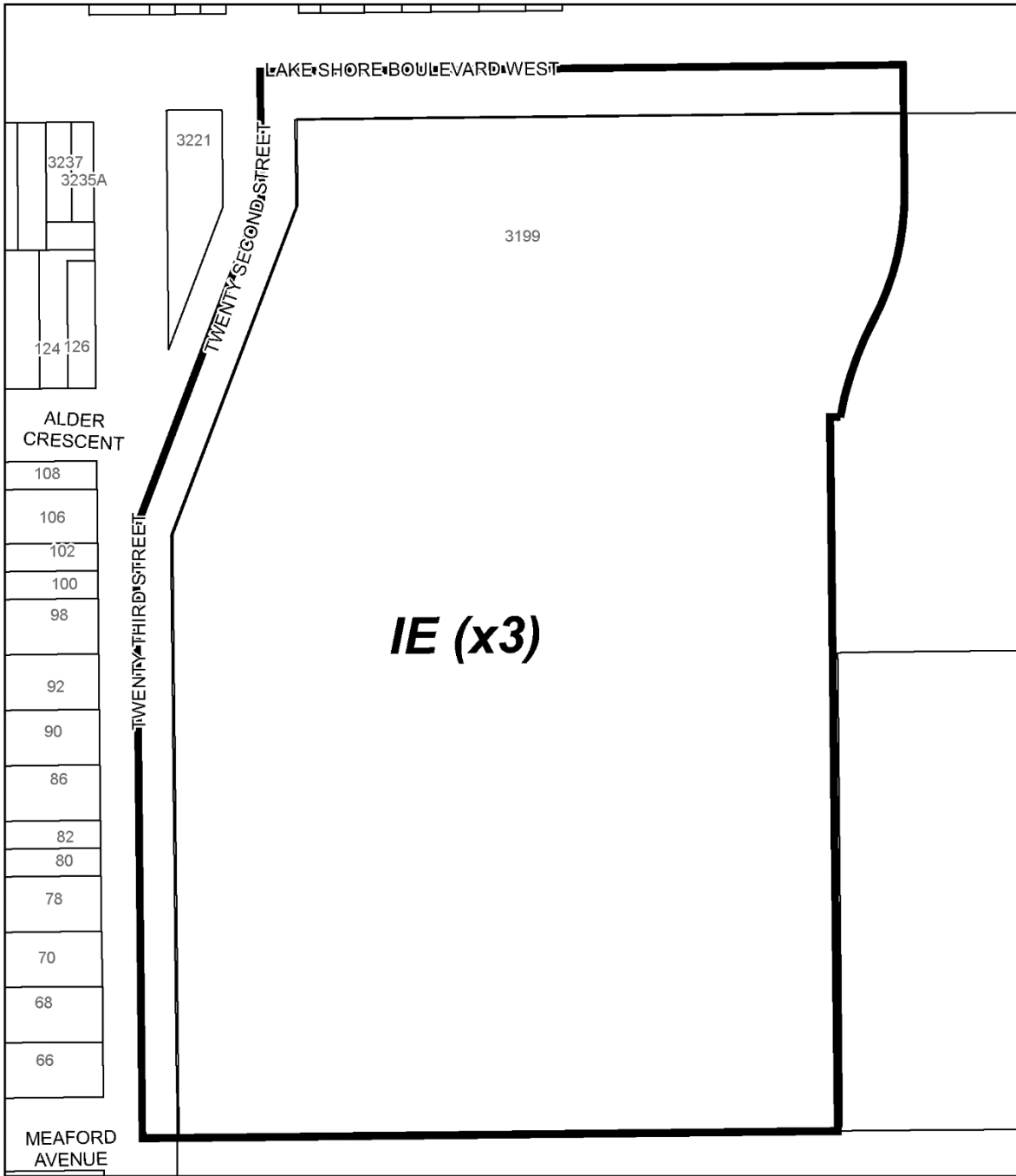


Toronto
Diagram 1

3199 Lake Shore Boulevard West

File # 20 146801 WET 03 0Z


City of Toronto By-law 569-2013
Not to Scale
04/30/2021



Toronto
Diagram 2

3199 Lake Shore Boulevard West

File # 20 146801 WET 03 02


 City of Toronto By-law 569-2013
 Not to Scale
 04/30/2021

