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

Bill 98

BY-LAW -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 Harcroft Road.

Whereas authority is given to 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 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 (XXXX), 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. [--] Exception Number [###] so that it reads:

**Exception CR (XX)**

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

Site Specific Provisions

(A) Despite Regulation 40.5.40.10(1), height shall be measured from an elevation of 109.1 metres Canadian Geodetic Datum.

(B) Despite Regulation 40.10.40.10(2), the maximum height of a building or structure is 27 metres.

(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.

(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 meters for the 6th **storey**;

(b) 2.7 metres for the 7th **storey**; and

(c) 2.4 metres for the 8th **storey**.

(ii) a main wall may encroach horizontally into the south facing **angular plane** to a maximum distance of:

(a) 2.7 meters 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.

(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.

(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 main front wall of the mixed used building only.

(H) Despite Regulation 40.10.50.10 (3), access to a loading facility is permitted.

(I) Despite Regulation 220.5.10.1 (3), a Type “G” loading facility may be used for both retail and residential use purposes.

(J) Despite Regulation 40.10.40.50 (1), a minimum of 108 square metres of indoor amenity area and 115 square metres of outdoor amenity are permitted.
(K) Despite Section 900.11.10 (1978), a restaurant, take-out restaurant or bake shop shall be permitted up to a maximum of 200 square metres of non-residential floor area.

Enacted and passed on February , 2017.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
H denotes maximum height in metres above average grade.
Average grade is measured at 109.1m. All dimensions in metres.