

Authority: Toronto and East York Community Council Item 30.10,
as adopted by City of Toronto Council on March 20, 2014

CITY OF TORONTO

BY-LAW No. 275-2014

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the Regent Park Area.

Whereas Council at its meeting of February 16, 2005 enacted Bylaw No. 141-2005; and

Whereas this By-law is passed in implementation of the City of Toronto Secondary Plan for the Regent Park Area; and

Whereas authority is given to Council by 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. Section 2(1) of By-law No. 438-86, being "A By-law to regulate the use of land in the erection, use, bulk, height, spacing of/and other matters relating to buildings and structures in various areas of the City of Toronto", as amended, is further amended by:
 - (a) District Map 51H-313 contained in Appendix 'A' of By-law No. 438-86, as amended, is hereby further amended by redesignating the lands delineated by heavy lines to 'CR', 'G', 'R4A', 'CR(h)', and 'R4A(h)' as shown on Maps 1 and 2 attached hereto.
 - (b) Height Map 51H-313 contained in Appendix 'B' of By-law No. 438-86, as amended, is hereby further amended as shown for those lands delineated on Maps 3 and 4 attached hereto.
2. Section 12(1) 465 of By-law No. 438-86 is amended by:
 - (a) Adding the following Section (c)(iii):

"Adding *student residence* as a permitted use on Block 32 of the Regent Park draft plan of subdivision issued on May 31, 2005 (Subdivision 55T-04202) which is defined as a building or part of a building that is owned and operated by, or in partnership with, an accredited public post-secondary institution, consisting of dwelling units, bed-sitting rooms or rooms, used for student accommodation."
 - (b) Deleting Section (d)(ii) in its entirety and replacing it with the following Section (d)(ii):

"a *residential building*; a *parking stacker*; a *commercial parking garage* located underground; a *live-work unit* which is a *dwelling unit* that is also used for work

purposes where the resident or residents of such accommodation and any number of employees of the residents work in the dwelling unit, provided the work component is restricted to the following uses or classifications: office, studio, *custom workshop, personal grooming establishment or tailoring shop; designer's studio; recycling depot, and accessory uses thereto.*"

- (c) Deleting Section (g)(i)G and replacing it with following Section (g)(i)G:

"Notwithstanding (g)(i)C above, for Phases 3, 4 and 5, as outlined on Map 2 of 2, *parking spaces* for each dwelling unit (other than *alternative housing or social housing*) in a building containing more than 6 dwelling units including those that are *alternative housing or social housing* shall be provided and maintained at the rate of:

- (1) 0.35 *parking space* for each *bachelor unit*;
- (2) 0.41 *parking space* for each *one bedroom dwelling unit*;
- (3) 0.58 *parking space* for each *two dwelling bedroom unit*;
- (4) 1.04 *parking space* for each *three or more bedroom dwelling unit*."

- (d) Adding the following Sections (j)(iii) and (j)(iv):

(iii) "For buildings fronting onto Dundas Street East, Parliament Street, River Street or Gerrard Street East, buildings shall be set back a minimum of 4.0 metres at grade from the property line; and

(iv) For all other buildings in Regent Park, buildings shall be set back a minimum of 3.0 metres at grade from the property line along public streets."

- (e) Deleting Section (k)(i) in its entirety and replacing it with the following Section (k)(i):

"One tower may be located within each Permitted Tower Area as shown on Map 1 of 2 up to a maximum *height* of 60 metres for a Type A and Type A1 Tower, 75 metres for a Type B1 tower, 77 metres for a Type B and B2 tower, and 88 metres for a Type C and C1 Tower provided that the *residential gross floor area*, the *non-residential gross floor area*, or any combination thereof of any floor located above a *height* of 30 metres does not exceed 800 square metres for a Type A, B and C Tower or 750 square metres for a Type A1, B1 and C1 Tower."

- (f) Deleting Section (k)(ii) in its entirety and replacing it with the following Section (k)(ii):

"For Phases 3, 4 and 5, as outlined in Map 2 of 2, no building shall contain more than:

- (A) 6 storeys above grade within a 22 metre height district; or
- (B) 10 storeys above grade within a 30 metre height district."

(g) Adding the following Section (k)(iii):

"Within a Permitted Tower Area as shown on Map 1 of 2, no building shall contain more than:

- (A) 20 storeys above *grade* for a Type A1 Tower;
- (B) 22 storeys above *grade* for a Type B1 Tower;
- (C) 25 storeys above *grade* for a Type B2 Tower; or
- (D) 30 storeys above *grade* for a Type C1 Tower."

(h) Deleting Map 1 of 2 and Map 2 of 2 and replacing them with Map 1 of 2 and Map 2 of 2, as shown on Maps 5 and 6 attached hereto.

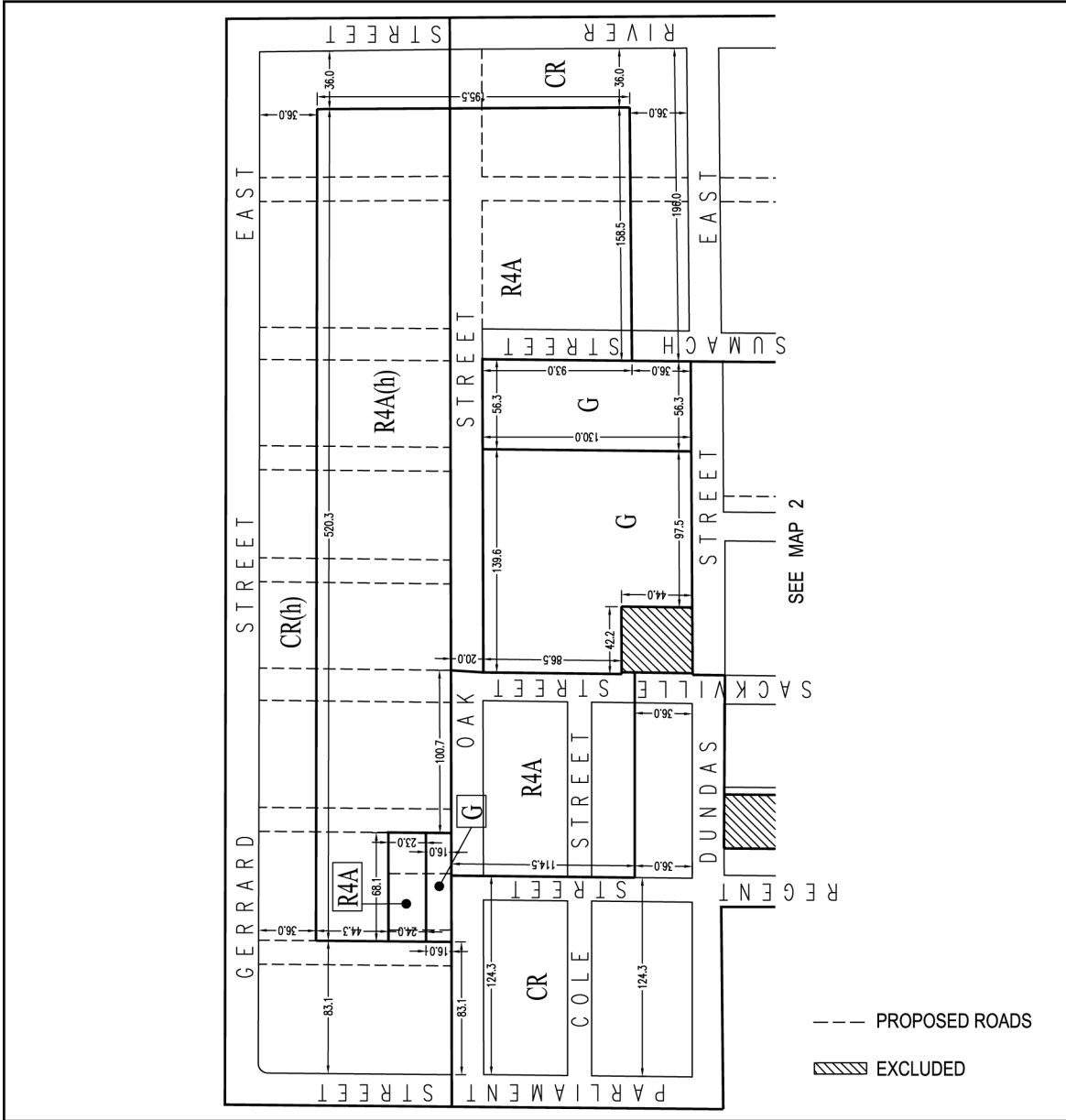
Enacted and passed on March 20, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Map 1



Regent Park

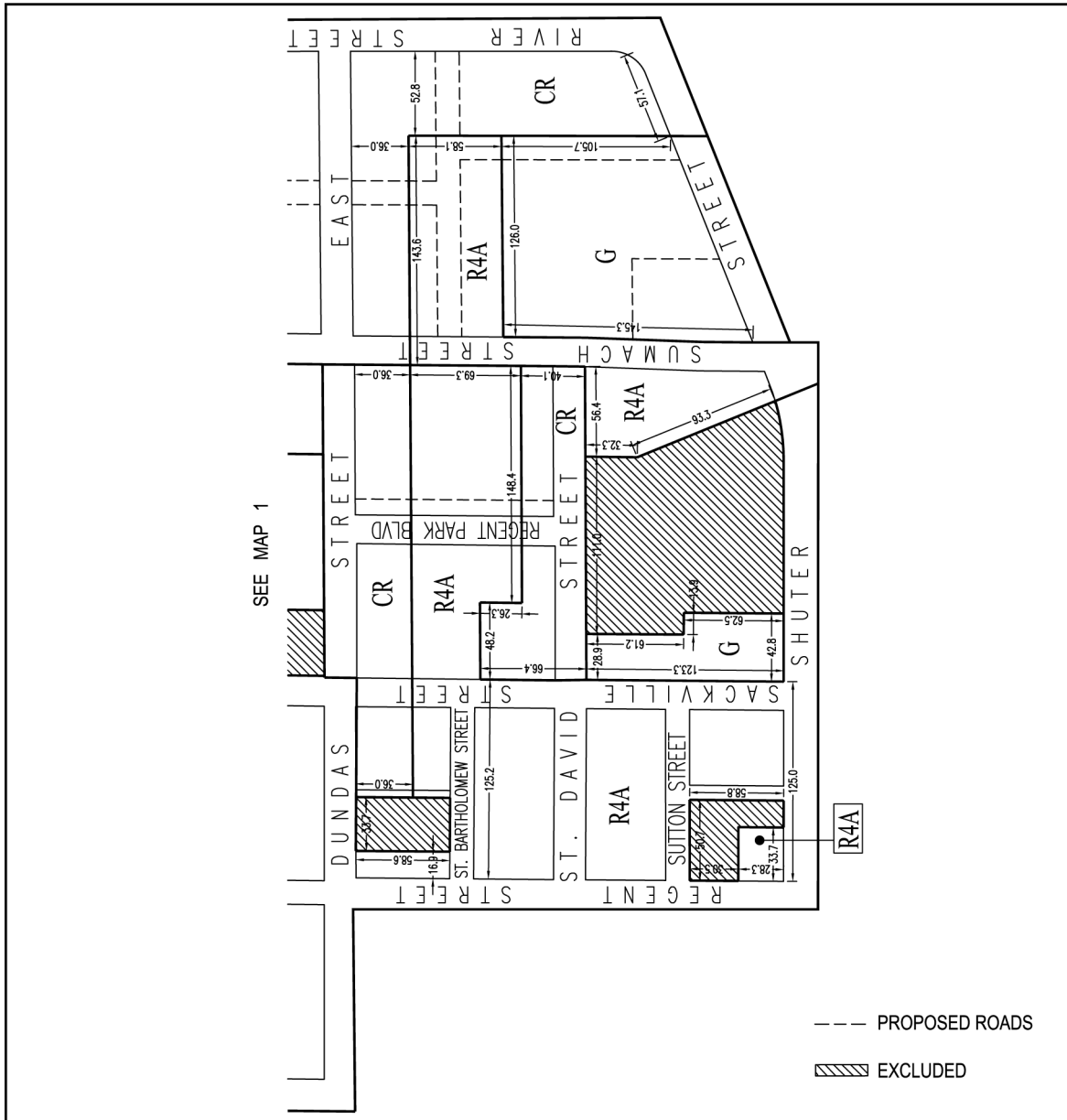
Land Use - Amendment to Map 1 of By-law No. 141-2005

File # 13_127808 STE 28 OZ

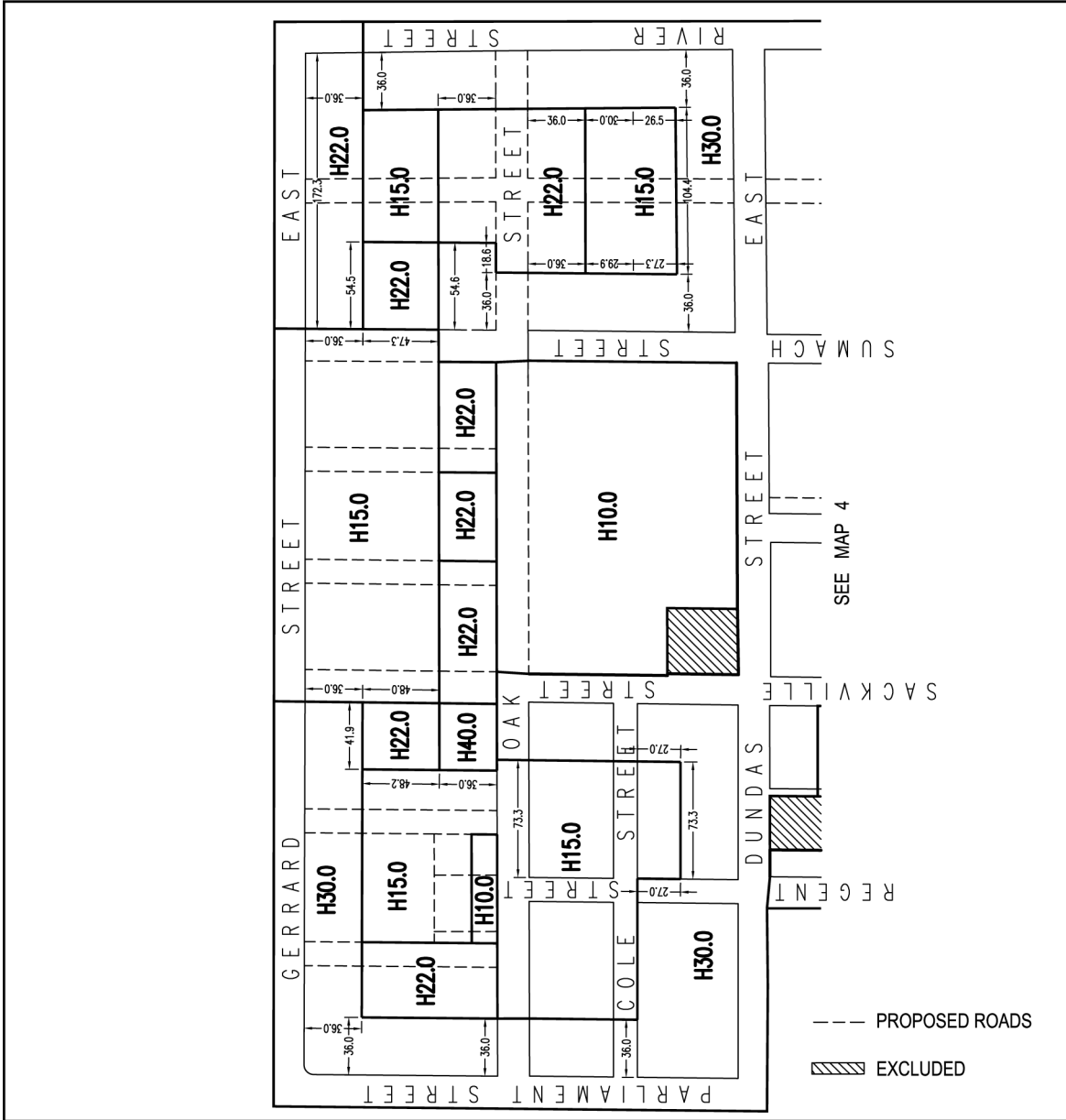


Not to Scale
12/31/2013

Map 2



Map 3



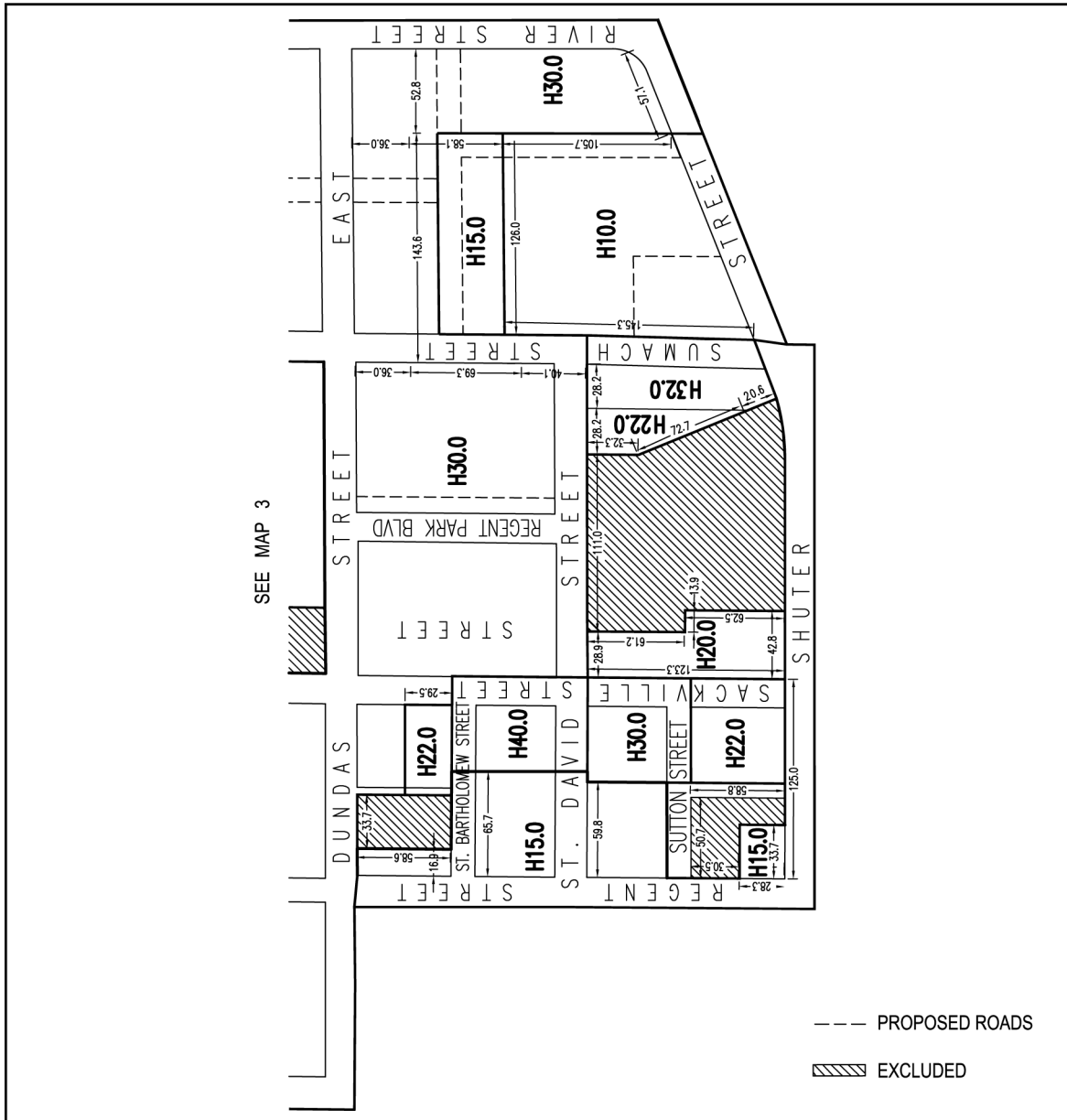
Regent Park

Height Map - Amendment to Map 3 of By-law No. 141-2005 File # 13_127808 STE 28 OZ



Not to Scale
12/31/2013

Map 4



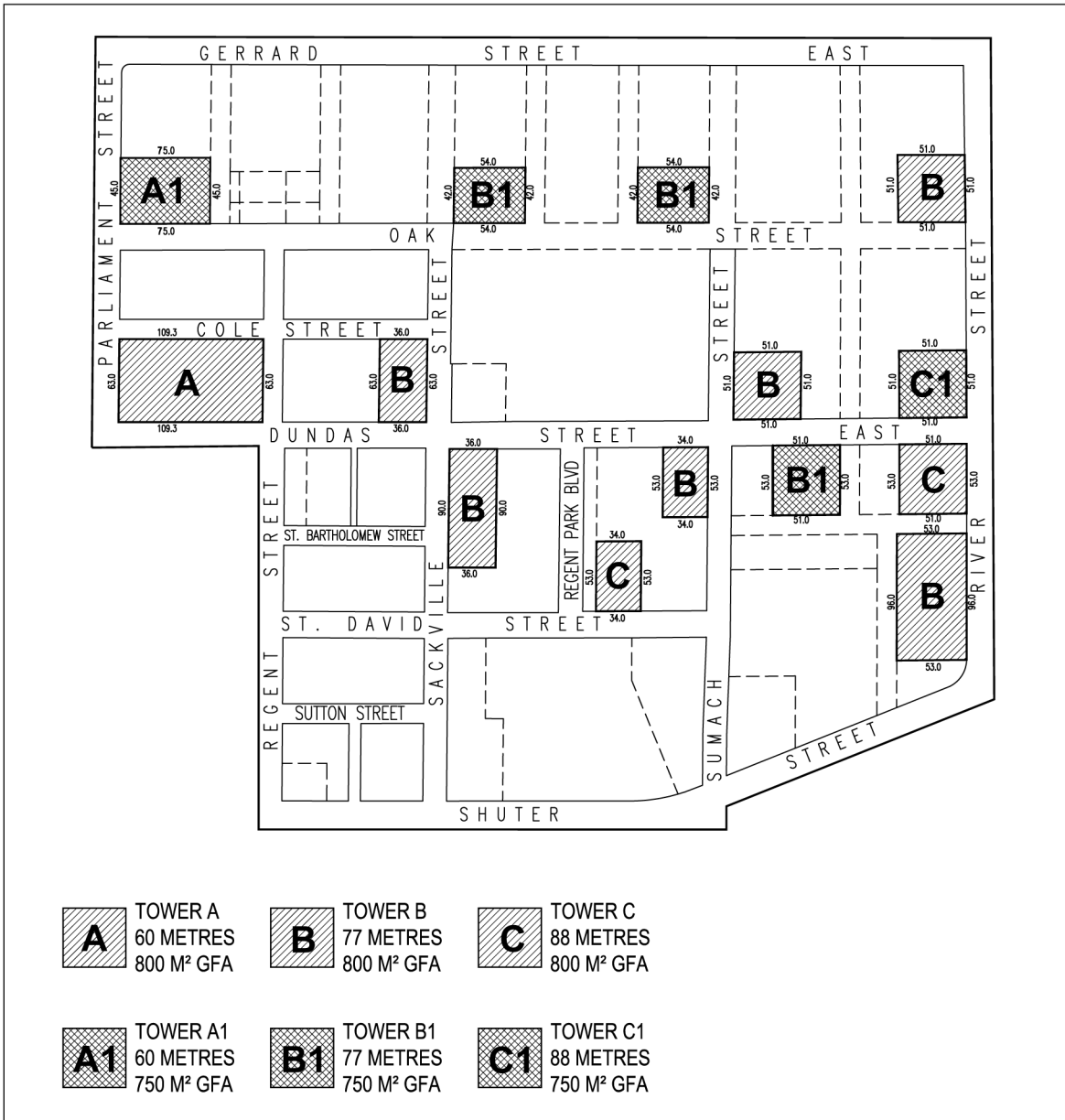
Regent Park

Height Map - Amendment to Map 4 of By-law No. 141-2005 File # 13_127808 STE 28 0Z



Not to Scale
12/31/2013

Map 5



Regent Park

Tower Locations Map
 Amendment to Map 1 of 2 of By-law No. 141-2005

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Not to Scale
 12/31/2013

Map 6

