CITY OF TORONTO

BY-LAW 97-2017

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 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 (x101), as shown on Diagram 2 attached to this By-law;

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 101 so that it reads:

Exception CR 101

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions. Prevailing By-laws and Prevailing Sections:

Site Specific Provisions

(A) Despite Regulation 40.5.40.10(1), the height of a building or structure is measured from the Canadian Geodetic Datum elevation of 109.1 metres;

(B) Despite Regulation 40.10.40.10(2), the maximum height of a building or structure is 27.0 metres with no portion of a building or structure to be located outside the heavy lines on Diagram 3 of By-law 97-2017, or exceed the height denoted on Diagram 3 of By-law 97-2017;

(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; and

(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 metres for the 6th storey;
   (b) 2.7 metres for the 7th storey; and
   (c) 2.4 metres for the 8th storey; and

(ii) a main wall may encroach horizontally into the south facing angular plane to a maximum distance of:
   (a) 2.7 metres 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; and

(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; and

(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 front main wall of the mixed used building only;

(H) Despite Regulation 40.10.50.10 (3), access to a loading space is permitted across the required landscape strip;

(I) Despite Regulation 220.5.10.1 (3), a requirement for a Type "B" loading space is addressed and satisfied by the provision of a Type "G" loading space for residential uses;

(J) Despite Regulation 40.10.40.50 (1), a minimum of 108 square metres of indoor amenity space and 115 square metres of outdoor amenity space must be provided; and

(K) Despite Section 900.11.10 (1978), an eating establishment, or take-out eating establishment shall be permitted up to a maximum of 200 square metres of non-residential floor area.
Prevailing By-law and Prevailing Sections:

(A) Section 12 (2) 257 of former City of Toronto By-law 438-86;
(B) Section 12 (2) 270 (a) of former City of Toronto By-law 438-86;
(C) Section 12 (2) 294 of former City of Toronto By-law 438-86.


Frances Nunziata, Speaker
Ulli S. Watkiss, City Clerk

(Seal of the City)
City of Toronto By-law 97-2017

Diagram 2

2115-2117 Bloor Street West
and 19 Harcroft Road

File # 15 122324 WET 13 OZ
BLOOR STREET WEST

H denotes maximum height in metres above average grade.
Average grade is measured at 109.1m. All dimensions in metres.

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