CITY OF TORONTO

BY-LAW 244-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2535 Gerrard Street East.

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: RM (f30)(u37) (x42) 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 Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT 9.0 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 Lot Coverage Overlay Map in Section 995.30.1, and applying a lot coverage label of 40 to these lands, as shown on Diagram 4 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding the land, shown on Diagram 5 attached to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and the Rooming House Overlay Map in Section 995.40.1.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 42 so that it reads:

Exception RM 42

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

(A) The permitted maximum gross floor area of all buildings is 4,360 square metres;

(B) Despite regulations 10.5.40.10 and 10.80.40.10 Height, the permitted maximum height for a building or structure on a lot within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 may not exceed a Canadian Geodetic Datum of:

(i) Area A: 141.75 metres, at the highest point of a building or structure;

(ii) Area B: 140.75 metres, at the highest point of a building or structure; and

(iii) Area C: 136.5 metres at the highest point of a building or structure.

(C) Despite clauses 10.5.40.70(1), and 10.80.40.70(1), the required minimum front yard setback is 4 metres at the first floor, excluding basements, 3.5 metres at the second storey, 2.5 metres at the third storey, and 1.5 metres at the fourth storey for any above-ground structures, and 3 metres for any below-ground buildings or structures, excluding underground storm water management storage tank;

(D) Despite regulation 10.80.40.70(2), the required minimum rear yard setback is 7.5 metres for any above-ground structures, and 0 metres for any below-ground buildings or structures;

(E) Despite regulation 10.80.40.70(3), the required minimum side yard setback for any building or structure within Areas A, B and C as shown on Diagram 1 of By-law 244-2017 must be in accordance with the following:

(i) Areas A and B: 3.2 metres to the east property line, and 1.5 metres to the west property line for all parts of the building or structure above-ground, and 1.5 metres for any part of the building or structure below-ground; and

(ii) Area C: 1.5 metres;

(F) Regulation 10.5.50.10(5), Landscaping Requirement for an Apartment Building Abutting Another Residential Lot, does not apply;

(G) Regulation 10.5.100(5), Driveway Access to Apartment Buildings, does not apply;

(H) Regulations 10.80.40.80(1), Distance Between Main Walls of the Same Apartment Building, and 10.80.40.80(2), Distance Between Residential Buildings on the Same Lot, do not apply;
(I) Despite regulation 200.5.10(5), Table 200.5.10.1, Parking Space Rates and Parking Space Occupancy and regulation 200.15.10(1), a minimum of 54 parking spaces must be provided in accordance with the following:

(i) 46 parking spaces for residents, 1 of which must be an accessible parking space, and 16 of which may be tandem parking spaces, all located in an underground structure; and

(ii) 8 parking spaces for visitors, 1 of which must be an accessible parking space, all located in an underground structure; and

(J) Despite regulations 230.5.10.1(2) and (5), a required minimum of 56 bicycle parking spaces must be provided in accordance with the following:

(i) 44 "long-term" bicycle parking spaces, all located in an underground structure; and

(ii) 12 "short-term" bicycle parking spaces.

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

Enacted and passed on March 9, 2017.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
City of Toronto By-law 244-2017

Diagram 3

2535 Gerrard Street East

File # 15 197246 ESC 36 OZ

City of Toronto By-law 569-2013
Not to Scale
02/02/2017