CITY OF TORONTO

BY-LAW 1543-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2018 as 2010-2016 Bathurst Street.

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. The lands subject to this By-law are outlined by heavy 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 amended by amending the zone label on the Zoning By-law Map in Chapter 990.10 respecting the lands outlined by heavy blacklines to CR 5.0 (C0.30, R4.70) SS2 (x217) 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 to subject to this by-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label to these lands: HT 24, ST 8.0 as shown on Diagram 3 attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 and Exception Number 217, so that it reads:

Exception CR 217

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) Despite regulation 40.10.40.10(2) the permitted maximum height of a building or structure, is specified by the numbers following the symbol HT, as shown on Diagram 4 attached to By-law 1543-2019;
(B) Despite regulation 40.10.40.40(1), the maximum permitted gross floor area of all buildings and structures on the lot must not exceed 4,800 square metres, of which:

(i) Residential uses must not exceed 4,680 square metres; and
(ii) Non-residential uses must not exceed 120 square metres;

(C) Despite regulation 40.5.40.10(1), the height of the building is the distance between Canadian Geodetic Datum elevation of 171.11 metres and the elevation of highest point of the building;

(D) Despite regulation 40.5.40.10(4) the following may project above the permitted maximum height:

(i) elevator overruns, mechanical equipment, and stair enclosures a maximum of 6.0 metres;

(ii) terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features, a maximum of 3.0 metres;

(E) Regulation 40.10.40.1(1) does not apply, except that non-residential uses must be located on the first storey of the mixed use building and must be fronting on Bathurst Street, and a maximum of two dwelling units are permitted to front onto Bathurst Street.

(F) Despite regulations 40.10.40.70(2), the required minimum building setbacks are as shown on Diagram 5 of By-law 1543-2019;

(G) Despite regulations 40.10.40.70(2)(E) and 40.10.40.70(2)(G) a building or structure complying with the heights and setbacks as shown on Diagram 4 and Diagram 5 of By-law 1543-2019 is permitted to penetrate the required 45 degree angular plane.

(H) Regulation 40.10.50.10(2) with respect to fencing along the lot line between the Residential Zone category and the subject lands, does not apply;

(I) Regulation 40.10.50.10(3) with respect to a minimum of 1.5 metres wide strip of soft landscaping along the lot line between the Residential Zone category and the subject lands, does not apply;

(J) Despite Clause 200.5.1.10(12)(A) the vehicle entrance and exit for a two-way driveway into and out of the building will have a minimum width of 4.5 metres at the garage door and 4.7 metres along the ramp;

(K) Despite Clause 200.15.1.5(1) accessible parking spaces must be provided below ground on the lot, and be located closest to an accessible elevator connected to the main pedestrian entrance to the building;
(L) Despite regulation 230.5.10.1(4) and (5) a minimum of 23 long-term bicycle parking spaces and zero short-term bicycle parking spaces must be provided and maintained within the building;

(M) The provision of dwelling units is subject to the following:

(i) a minimum of 25 percent of all dwelling units on the lot must be 2- or more bedroom dwelling units;

(ii) a minimum of 10 percent of all dwelling units on the lot must be 3- or more bedroom dwelling units; and

(iii) if the calculation of the number of required dwelling units pursuant to (i) and (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;

(N) Regulation 40.10.40.50 (1)(B) with respect to a minimum of 40 square metres of outdoor amenity space required to be in a location adjoining or directly accessible to the indoor amenity space, does not apply.

Enacted and passed on October 30, 2019.

Frances Nunziata, Ulli S. Watkiss, Speaker City Clerk

(Seal of the City)