

Authority: Local Planning Appeal Tribunal Decision issued on January 24, 2019 and Local Planning Appeal Tribunal Order issued on December 3, 2020 in Case PL170299

CITY OF TORONTO

BY-LAW 1192-2020(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 307 Sherbourne Street.

Whereas the Owner of the lands known municipally as 307 Sherbourne Street appealed a proposed zoning by-law amendment to the Local Planning Appeal Tribunal pursuant to Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Local Planning Appeal Tribunal, by its Decision issued on January 24, 2019 and its Order issued on December 3, 2020 in Case PL170299 approved amendments to the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands;

The Local Planning Appeal Tribunal Orders:

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 990.1 respecting the lands outlined by heavy black lines to CR 1.5 (c1.0; r1.0) SS2 (x219), 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 219 so that it reads:

Exception CR (x219)

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) On 307 Sherbourne Street, a **residential building** may be constructed in compliance with Sections (B) to (T) below:
- (B) A maximum of 112 **dwelling units** are permitted, of which:
 - (i) A minimum of 22 **dwelling units** must be 2 bedroom **dwelling units**, and
 - (ii) A minimum of 11 **dwelling units** must be 3 bedroom **dwelling units**;

- (C) Despite regulations 5.10.40.70(1) and 40.10.40.70(2) the above ground portion of a **building** or **structure** must be located in accordance with the **building setbacks** shown on Diagram 3 of By-law 1192-2020(LPAT);
- (D) Despite clause 40.10.40.60 and (C) above the following elements may encroach into the minimum required **building setbacks** shown on Diagram 3 of By-law 1192-2020(LPAT):
- (i) Lighting fixtures, window washing equipment, awnings, canopies, parapet flashing, roof and terrace scuppers, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel chair ramps, mechanical exhaust and intake components, underground garage ramps and their associated **structures** and elements, retaining walls, fences, and privacy screens to a maximum of 2.0 metres; and
 - (ii) Balconies on and or between **storeys** 7 through 14 on the north façade in the general location indicated on Diagram 3 of By-law 1192-2020(LPAT) to a maximum of 1.8 metres; and
 - (iii) Trellises to a maximum of 3.4 metres, provided they are wholly located below 113.2 metres Canadian Geodetic Datum of 2013;
- (E) Despite regulation 40.5.40.10(1) the height of the **building** or **structure** is the distance between Canadian Geodetic Datum of 2013 elevation of 94.02 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite regulation 40.10.40.10(2) the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 1192-2020(LPAT);
- (G) Despite regulations 40.5.40.10(4), (5), (6), and (7) and (F) above, the following **building** elements and **structures** are permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 1192-2020(LPAT):
- (i) A parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, provided the maximum vertical distance of any such **structure** does not exceed 1.2 metres;
 - (ii) Safety railings and fences at each of the roof levels of the **building**, provided the maximum vertical dimension of any such **structure** does not exceed 1.8 metres height of each roof level of the **building**;
 - (iii) **Structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, wind mitigation elements, landscape features, elevator overruns, service ladders, telecommunications equipment and antennae, window washing equipment, partitions dividing

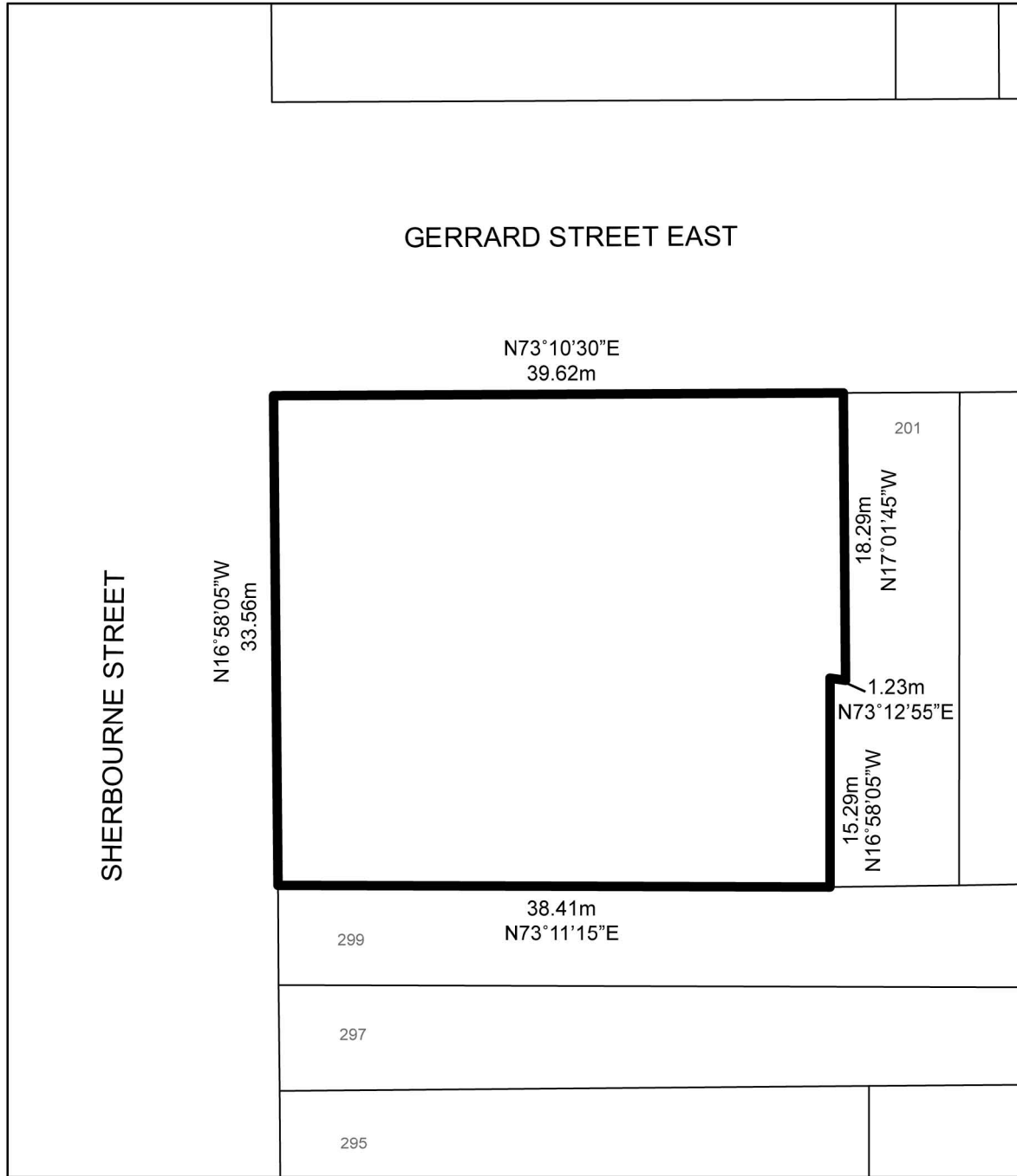
- outdoor recreation areas and private balconies/terraces, or lightning rods and exhaust flues provided the maximum vertical distance of such does not exceed 2.5 metres;
- (iv) Mechanical or operational equipment provided the maximum vertical distance of such does not exceed 3.0 metres; and
 - (v) Balconies as specified in section D(ii) above.
- (H) Despite regulation 40.10.40.40(1) the total permitted maximum **building gross floor area** is 8,100 square metres;
 - (I) Despite regulation 40.10.40.10 (5), the minimum height of the first **storey** is 3.3 metres;
 - (J) Despite regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** on the **lot** is 15 **storeys**, excluding the mechanical penthouse;
 - (K) Despite regulation 40.10.40.50(1) a minimum of 224 square metres of indoor **amenity space** and 140 square metres of outdoor **amenity space** must be provided;
 - (L) Despite regulation 40.10.50.10 (3), no **soft landscape** strip is required abutting a **lot** in the Residential zone category;
 - (M) Despite regulation 200.5.1 (3), the required minimum width of a **drive aisle** is 5.5 metres;
 - (N) Despite clause 200.5.10.1, the minimum required number of **parking spaces** is:
 - (i) A minimum of 0.39 **parking spaces** per **dwelling unit** for residential uses; and
 - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for residential visitors.
 - (O) Despite regulation 200.15.10 (1) the required minimum number of accessible **parking spaces** is 2;
 - (P) Despite regulation 200.5.1.10(2) a maximum of 4 **parking spaces** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres with or without obstructions;
 - (Q) Despite regulation 220.5.20.1 (1) (A) (ii) the required minimum width of a **driveway** leading to a **loading space** is 5.5 metres;
 - (R) Despite regulations 230.5.1.10(10) "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;

- (S) Despite regulation 230.5.1.10 (4) the minimum width of a **bicycle parking space** is 0.40 metres;
- (T) Article 600.10.10, with respect to Building Setbacks does not apply.

Prevailing By-laws and Prevailing Sections: (none apply)

5. Despite any existing or future severance, partition or division of the lands, the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred.

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307 Sherbourne Street

File # 15 147462 STE 28 OZ

