

Authority: Toronto and East York Community Council
Item TE19.4 as adopted by City of Toronto Council on
October 27, 28, and 30 2020 and MM30.8, by Councillor
Josh Matlow, seconded by Councillor Mike Colle, as
adopted by City of Toronto Council on March 10, 2021

CITY OF TORONTO

BY-LAW 207-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 2100-2110 Yonge Street and 8-12 Manor Road West.

Whereas authority is given to the Council of a municipality by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws; 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; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the Planning Act provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto; and

Whereas Council of the City of Toronto, at its meeting on October 27, 28 and 30, 2020, determined to amend the former City of Toronto Zoning By-law 569-2013 with respect to lands known municipally in the year 2020 as 2100-2110 Yonge Street and 8-12 Manor Road West;

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 in heavy black line to CR 3.0 (c2.0; r2.5) SS2(x287), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 287:

(287) Exception CR 287

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 2100-2110 Yonge Street and 8-12 Manor Road West, if the requirements of Section 7 and Schedule A of By-law 207-2021 are complied with, a **mixed-use building, structure**, addition or enlargement may be constructed if it complies with (B) to (R) below;
- (B) Despite Regulation 40.10.40.40(1), the maximum residential and non-residential **gross floor area** on the lands must not exceed 7,650 square metres, provided:
 - (i) the residential **gross floor area** must not exceed 7,350 square metres; and
 - (ii) the non-residential **gross floor area** must not exceed 300 square metres;
- (C) Despite Regulation 40.5.40.10(1) and (2), the **height** of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 155.30 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the **height** of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law 207-2021;
- (E) Despite Regulations 40.5.40.10(3), (4), (5), (6), (7) and (8), 40.5.40.60(1) and (D) above, the following elements of a **building** or **structure** may project above the maximum **building** heights shown on Diagram 3 of By-law 207-2021:
 - (i) eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection up to a maximum 0.45 metres;
 - (ii) architectural features up to a maximum 3.0 metres;
 - (iii) parapets up to a maximum 0.9 metres;
 - (iv) planters and guardrails up to a maximum of 1.2 metres;

- (v) screens, elements of a **green roof**, exhaust flues, lighting rods, window washing equipment up to 3.0 metres; and
 - (vi) mechanical penthouse, including elements of a **green roof** and indoor **amenity area** and associated **structures** up to a maximum of 5.5 metres;
- (F) Despite Regulation 40.10.40.40(5), the required minimum **height** of the first **storey** is 3.8 metres;
- (G) Despite Regulation 40.10.40.1(1), residential **amenity space** may be located on the same **storey** as non-residential uses;
- (H) Despite Regulations 40.10.40.70(2), the required minimum **building setbacks** are shown in metres on Diagram 3 of By-law 207-2021;
- (I) Despite Clause 40.10.40.60, Regulations 5.10.40.70(1), 40.5.40.70(1) and (H) above, the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 3 of By-law 207-2021;
- (i) eaves, cornices, lighting fixtures, ornamental elements, vents, insulation, thermal and moisture protection up to a maximum 0.45 metres;
 - (ii) awnings and canopies;
 - (iii) architectural features, columns or structural supports up to a maximum of 2.3 metres;
 - (iv) balconies up to a maximum 2.4 metres; and
 - (v) stairwells and landscape planters up to a maximum 1.2 metres;
- (J) Despite Regulation 40.10.40.70(2) only non-transparent windows are permitted to face north within 3.0 metres of the north **lot line**;
- (K) Regulation 40.10.90.40(3), with respect to access to a **loading space** does not apply;
- (L) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 22 **parking spaces** for the use of the residents of the building;
 - (ii) no **parking spaces** are required for visitors of residents; and
 - (iii) no **parking spaces** are required for non-residential uses;

- (M) Despite 200.5.1.10 (13), access to **parking spaces** may be provided by an **automated parking system**;
- (N) Should an **automated parking system** be provided, Regulation 200.5.1 shall not apply, provided that the elevating mechanism enclosure of the **automated parking system** shall comply with the minimum dimensions of 200.15.1;
- (O) Despite Regulation 200.5.1(3), the required minimum width for a two **lane drive aisle** is 5.5 metres;
- (P) One Type "G" **loading space** must be provided and maintained on the lands;
- (Q) Despite Regulation 230.5.1.10(4)(C) a **stacked bicycle parking space**, must have the following minimum dimensions:
 - (i) length of 1.8 metres;
 - (ii) width of 0.24 metres exclusive of any bicycle racking system; and
 - (iii) horizontal clearance of 2.59 metres for two stacked bicycles;
- (R) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance does not apply;
- (S) The provision of **dwelling units, exclusive of rental replacement dwelling units**, is subject to the following:
 - (i) A minimum of 15 percent of the total number of **dwelling units** must contain three bedrooms or more; and
 - (ii) A minimum of 30 percent of the total number of **dwelling units** must contain two bedrooms.

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

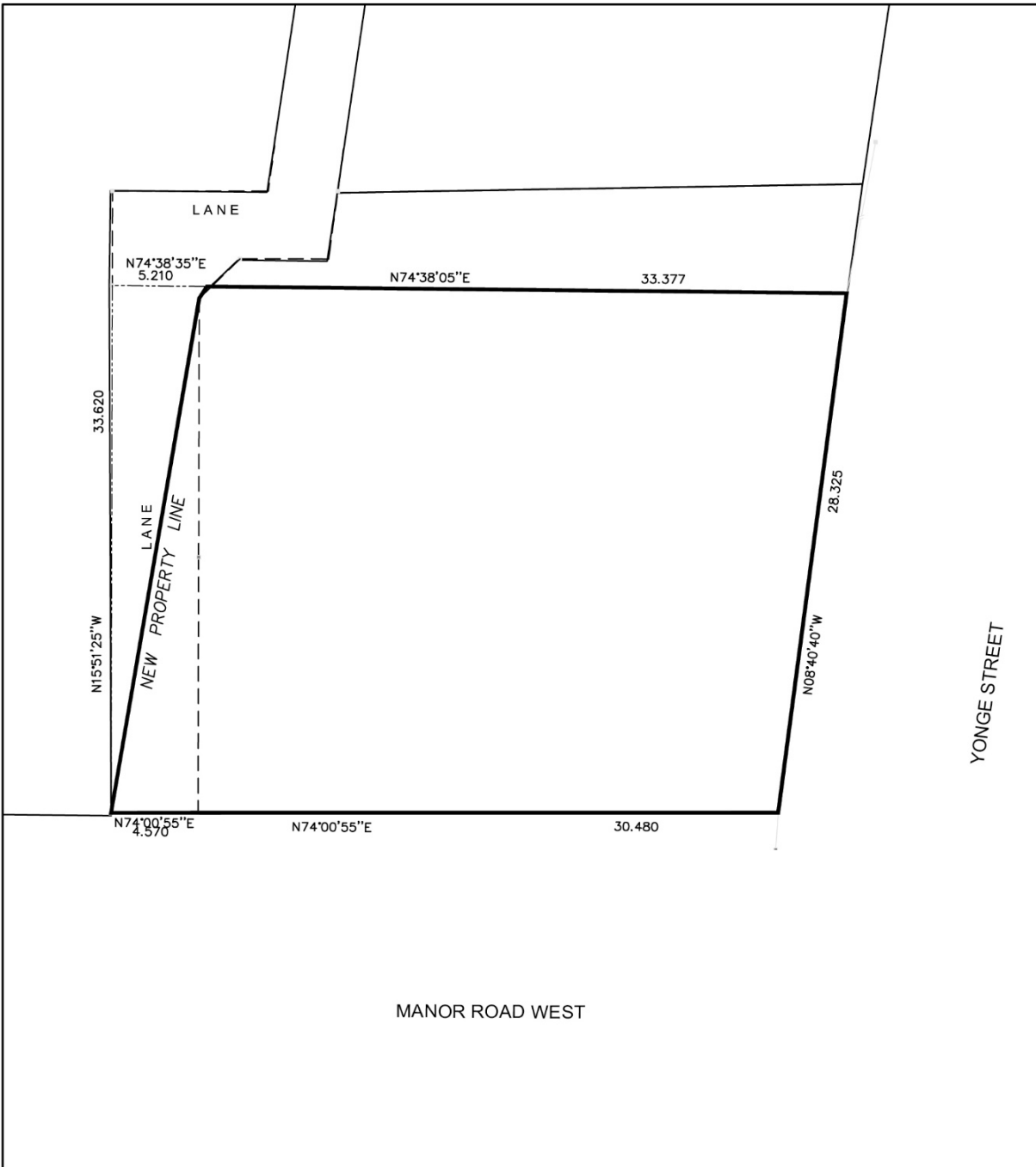
- 5. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this By-law will apply as if no severance, partition or division occurred.
- 6. For the purposes of Provision (M) of By-law 207-2021:
 - (A) "**automated parking system**" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramping or **drive aisles**. Automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved.

Enacted and passed on March 10, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
Interim City Clerk

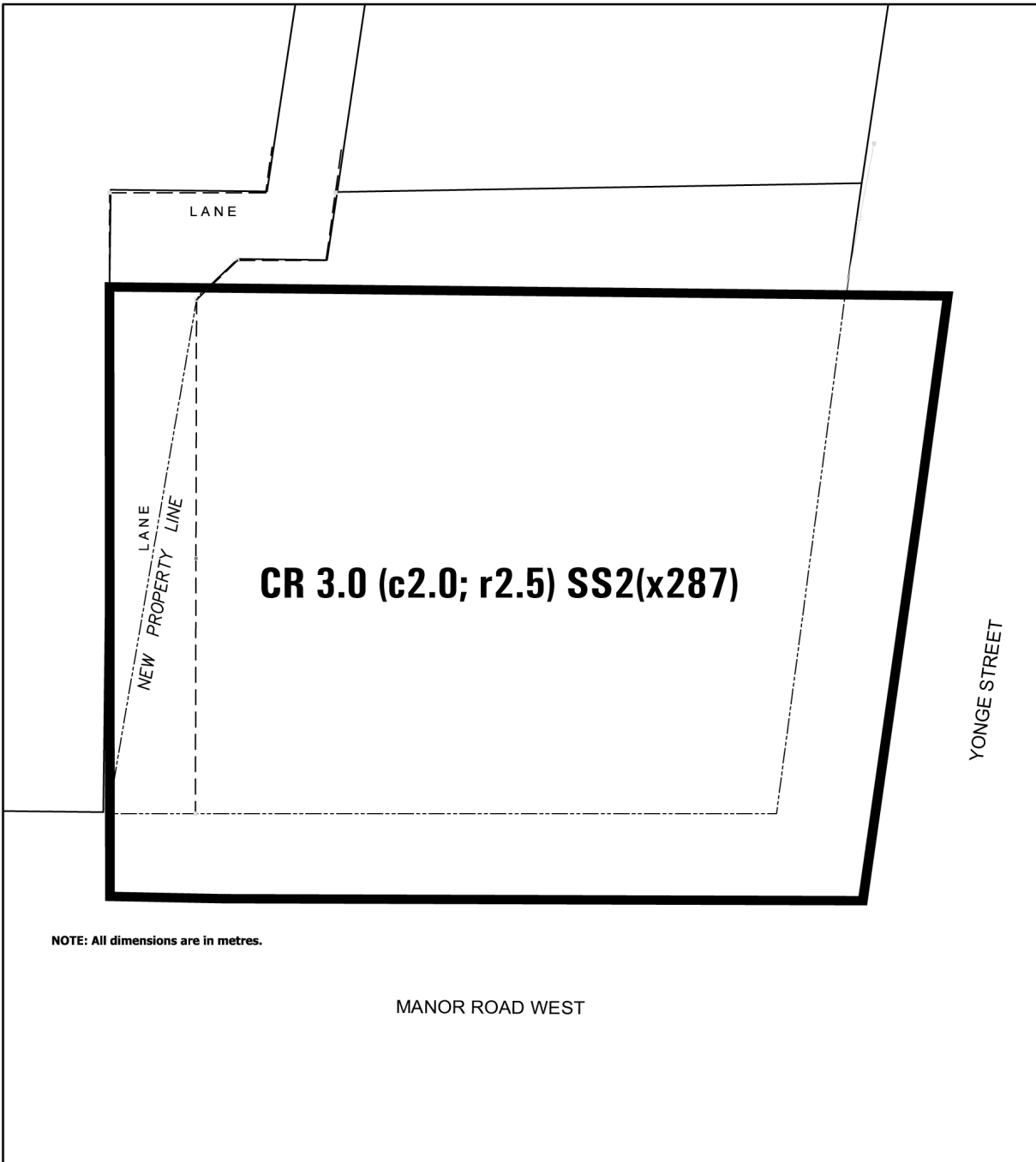
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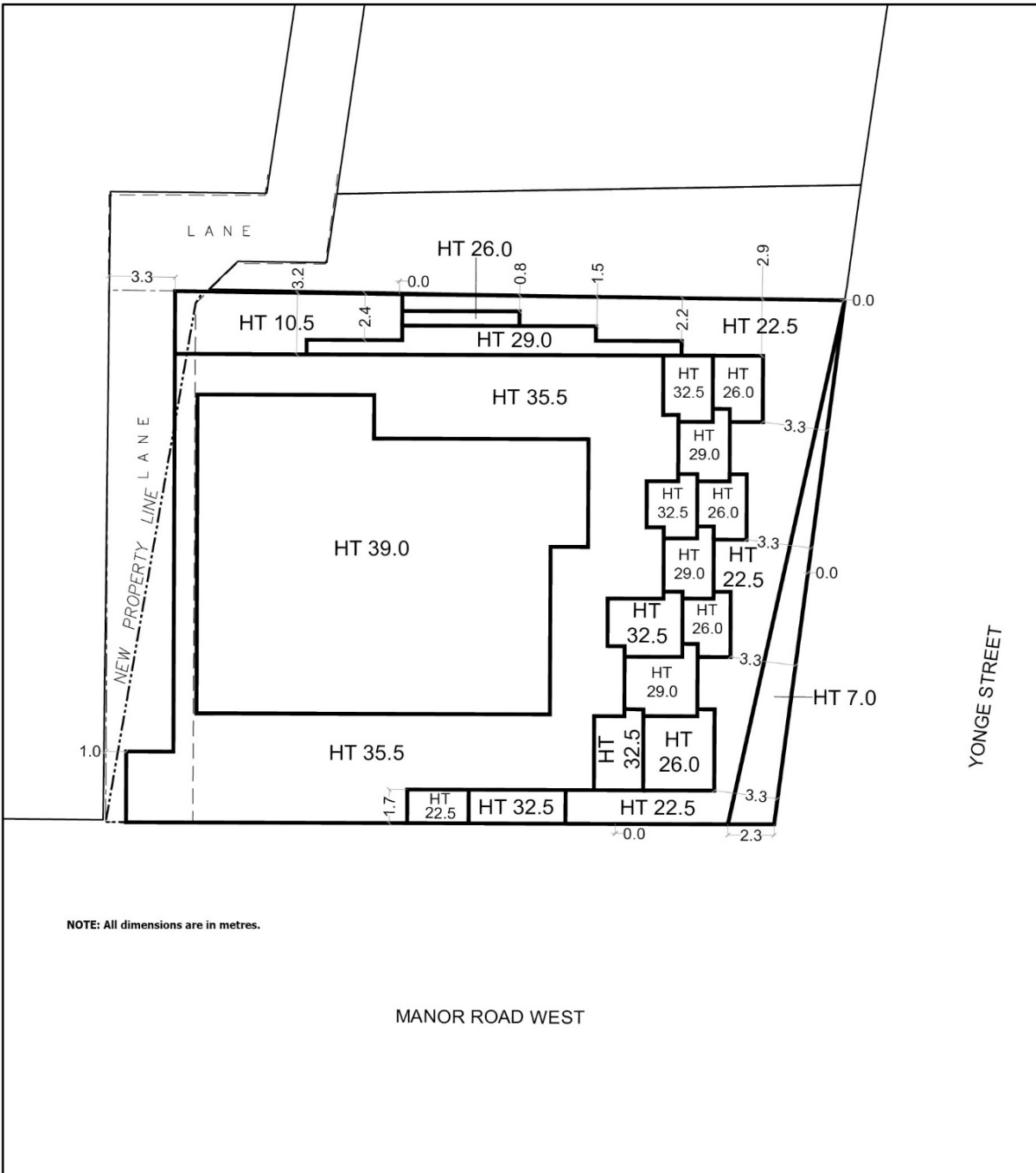


 **TORONTO**
Diagram 1

2100-2110 Yonge Street and 8-12 Manor Road West

File # 18 171536 STE 22 OZ





 **TORONTO**
Diagram 3

**2100-2110 Yonge Street
and 8-12 Manor Road West**
File # 18 171536 STE 22 0Z

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

1. The owner shall provide and maintain seven (7) replacement rental dwelling units on the subject site for a period of at least 20 years beginning from the date that each replacement rental dwelling unit is first occupied and, during which time, no application may be submitted to the City for condominium registration, or for any other conversion to a non-rental housing purpose, or for demolition without providing for replacement during the, at minimum, 20 year period; the seven (7) replacement rental dwelling units shall be comprised of six (6) one-bedroom units and one (1) two-bedroom unit, as generally illustrated in the Architectural Plans prepared by RAW DESIGN submitted to the City Planning Division dated April 28, 2020. Any revision to these plans shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;
2. The owner shall, as part of the seven (7) replacement rental dwelling units required in Section 1 above provide at least four (4) one-bedroom replacement rental dwelling units at affordable-range rents and two (2) one-bedroom replacement rental dwelling units at mid-range rents, as currently defined in the City's Official Plan, all for a period of at least 10 years beginning from the date of first occupancy of each unit. The rents of the remaining one (1) two-bedroom replacement rental dwelling unit shall be unrestricted;
3. The owner shall provide tenant relocation and assistance to all Post Application Tenants, all to the satisfaction of the Chief Planner and Executive Director, City Planning;
4. The owner shall provide tenants of all seven (7) replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed 12-storey mixed-use building at no extra charge. Access to, and use of, these amenities shall be on the same terms and conditions as any other resident of the building without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;
5. The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed mixed-use building at no additional cost to tenants;
6. The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed mixed-use building;
7. The owner shall provide tenants of the seven (7) replacement rental dwelling units with access to all bicycle parking on the same terms and conditions as any other resident of the proposed mixed-use building;

8. The owner shall provide seven (7) storage lockers to tenants of the replacement rental dwelling units; and
9. The owner shall provide a minimum of 15-percent of all new units in the proposed 12-storey mixed-use building as three-bedroom units and a minimum of 30-percent of all new units in the proposed 12-storey mixed-use building as two-bedroom units.