

Authority: Local Planning Appeal Tribunal Decision issued October 6, 2020 and Order issued March 18, 2021 in Case PL170739

CITY OF TORONTO

BY-LAW 525-2021(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to lands known municipally as 319, 321 and 323 Jarvis Street in the year 2021.

Whereas the Local Planning Appeal Tribunal, pursuant to its Decision issued October 6, 2020 and Order issued March 18, 2021 in Case PL170739, deems it advisable to amend Zoning By-law 569-2013;

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 the 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 CR 3.5 (c2.0 r2.0) SS2 (x352), 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 CR 352 so that it reads:

Exception CR 352

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 319, 321 and 323 Jarvis Street, a **residential** or **mixed-use building** may be constructed, used, or enlarged in compliance with (B) to (T) below;
- (B) Despite regulations 40.5.40.10(4) and (5), and 40.01.04.10(1), the permitted maximum height of any **building** or **structure** is the height in metres specified by the number following the HT symbol as shown on Diagram 3, attached to By-law 525-2021(LPAT);
- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 93.1 metres and the highest point of the **building** or **structure**;

- (D) Despite regulations 40.5.40.10 (4), (6) and (8), 40.10.40.10(2) and 40.5.40.10(4) and (5), and (C) above, the following elements of a **building or structure** may project above the permitted maximum height shown on Diagram 3 of By-law 525-2021(LPAT) by 7.5 metres:
- i. Architectural features, awnings, balconies, bicycle racks, bollards, canopies, chimneys, cornices, eaves, elevator enclosures and overruns, fences, green roof, guardrails, landscape and public art features, lighting fixtures, mechanical penthouses, ornamental elements, parapets, pipes, planters, platforms, railings, retaining walls, screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, wind protection, window sills, and window washing equipment; and
 - ii. Elements or structures on any portion of a roof used for outside or open air recreation, including required residential **amenity space**;
- (E) Despite regulation 5.10.40.70 and 40.10.40.70(2) and 40.10.50.10(3), no part of any **building or structure** erected or used above **established grade** is permitted to be located outside the areas delineated by heavy lines as shown on Diagram 3, attached to By-law 525-2021(LPAT) and the required minimum **building setbacks** are as shown on Diagram 3 of By-law 525-2021(LPAT);
- (F) Despite regulation 40.10.40.10(5), the minimum height of the first storey for the portion of the building excluding the lobby and loading areas is 3.5 metres, measured from the top of slab of the first storey to the bottom of slab of the floor above;
- (G) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60 and (E) above, the following elements are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law 525-2021(LPAT):
- i. Canopies, site servicing features, lighting fixtures, awnings, ornamental elements, architectural features, window sills, planters, guardrails, railings, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, walkways, window sills, window washing equipment, bicycle racks, wheel chair ramps, vents, screens, and landscape features, may encroach up to a maximum of 7.5 metres;
- (H) Despite Regulation 40.10.40.40(1) the total **gross floor area** of all **buildings and structures** must not exceed a maximum of 33,750 square metres;
- (I) Despite regulations 40.10.40.50(1) and (2), a minimum of 914 square metres of indoor **amenity space** and a minimum of 914 square metres of outdoor **amenity space** must be provided;

- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- i. a minimum of 71 **parking spaces** for the residents of the building;
 - ii. a minimum of 5 **parking spaces** for non-residential uses or for visitors to the **dwelling units**;
- (K) The **parking spaces** required to be provided under subsection (I)(ii) above may be provided within a **public parking** facility;
- (L) Despite Section 200.5.1.10.(2)(A)(iv), a maximum of 12 **parking spaces** which are obstructed on one or two sides are permitted, which may have minimum dimensions of 5.6 metres in length and 2.6 metres in width;
- (M) Despite Regulation 200.15.1(1) and (3), accessible **parking spaces** must have the following minimum dimensions:
- i. length of 5.6 metres;
 - ii. width of 3.9 metres; and
 - iii. vertical clearance of 2.1 metres;
- (N) Despite regulation 200.15.1(4), the nearest point of an accessible **parking space** must be located no more than 15.0 metres, from the nearest point of a barrier-free elevator that provides access to the first **storey** of the **building**;
- (O) Despite regulation 220.5.10.1(2), a minimum of one Type "G" **loading space** shall be provided and maintained;
- (P) Despite regulation 230.5.10.1(1), (5) and Table 230.5.10.1, **bicycle parking spaces** must be provided and maintained in accordance with the following:
- i. A minimum of 411 "long-term" **bicycle parking spaces**; and
 - ii. A minimum of 47 "short-term" **bicycle parking spaces**;
- (Q) Regulation 230.5.1.10(9) with respect to the location of "long-term" **bicycle parking spaces** does not apply;
- (R) Regulation 230.40.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** does not apply;
- (S) Despite regulations 230.5.1.10(4) and (10), **bicycle parking spaces** must be provided and maintained in accordance with the following:

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- i. both "long-term" and "short-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space**;
 - ii. "short-term" **bicycle parking spaces** may be located indoors or outdoors in an enclosed or secured room or enclosure; and
 - iii. a **bicycle parking space** oriented in a horizontal position must have a minimum length of 1.8 metres, a minimum width of 0.5 metres and a minimum vertical clearance of 1.9 metres; a **bicycle parking space** oriented in a vertical position must have a minimum length or vertical clearance of 1.9 metres, a minimum width of 0.5 metres and a minimum horizontal clearance from the wall of 1.2 metres; and

(T) Article 600.10.10 Building Setback Overlay District "A", does not apply.

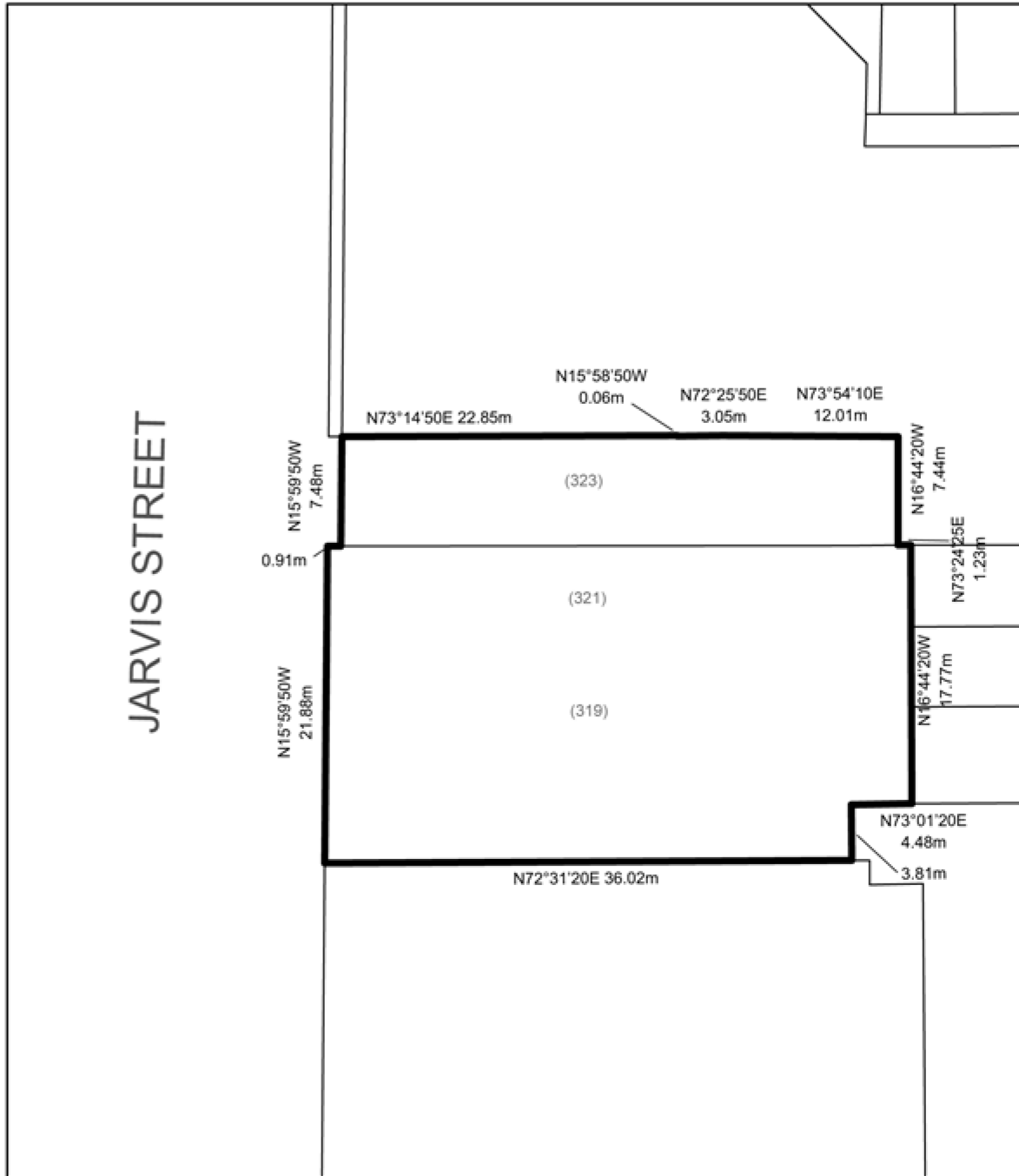
Prevailing By-laws and Prevailing Sections

(A) Section 12(1)66 of former City of Toronto By-law 438-86; and

(B) Section 12(1)232 of former City of Toronto By-law 438-86.

- 5. Section 600.10 with respect to Building Setback Overlay District "A", does not apply;
- 6. None of the provisions of City of Toronto By-law 1107-2016 shall apply to the lands subject to this By-law; and
- 7. Despite any existing or future consent, severance, partition or division of the lands, the provisions of By-law 585-2021(LPAT), apply to the whole of the lands, as shown on Diagram 1, as if no consent, severance, partition or division occurred.

Pursuant To Local Planning Appeal Tribunal Decision issued October 6, 2020 and Order issued March 18, 2021 in Case PL170739.

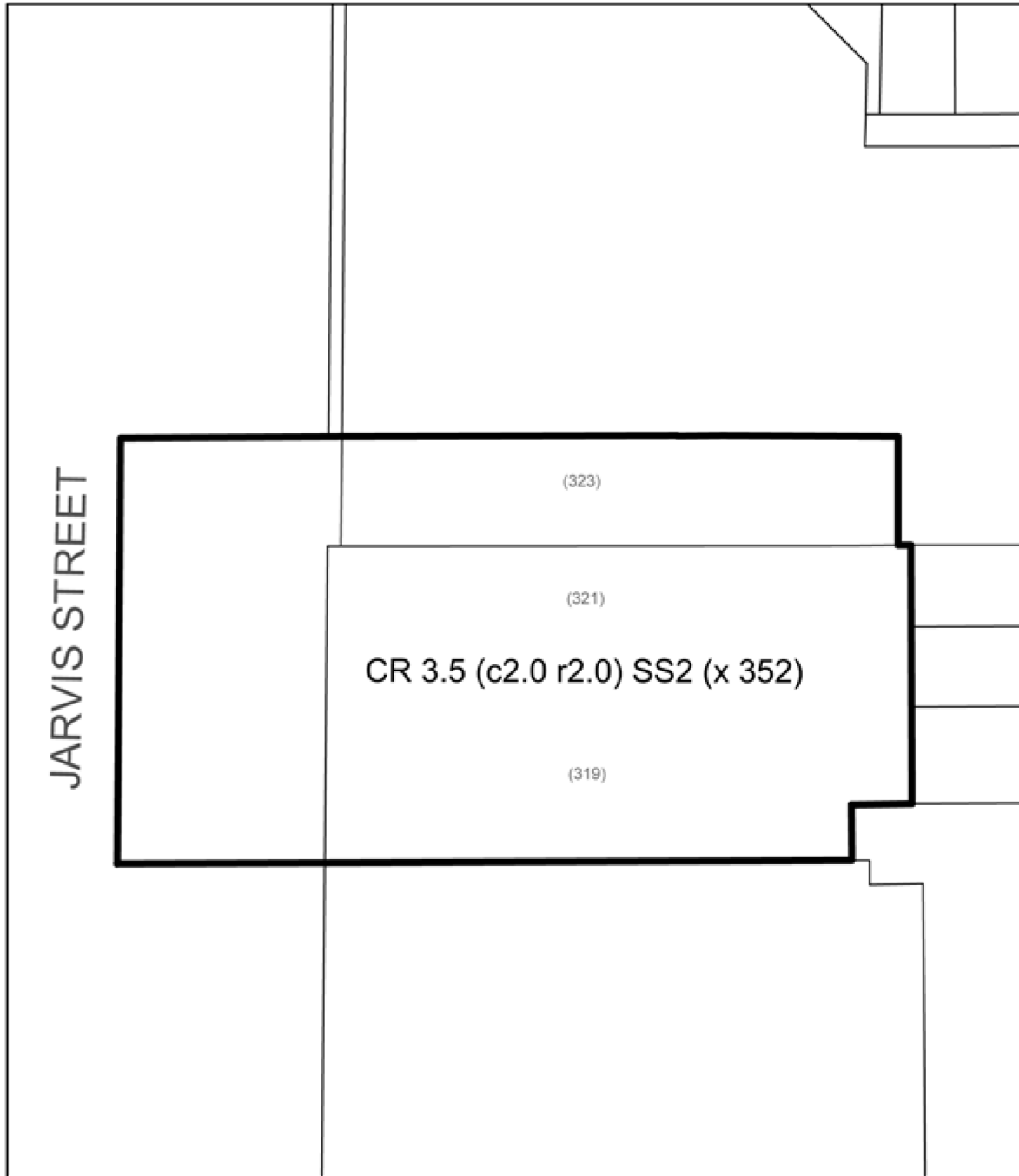


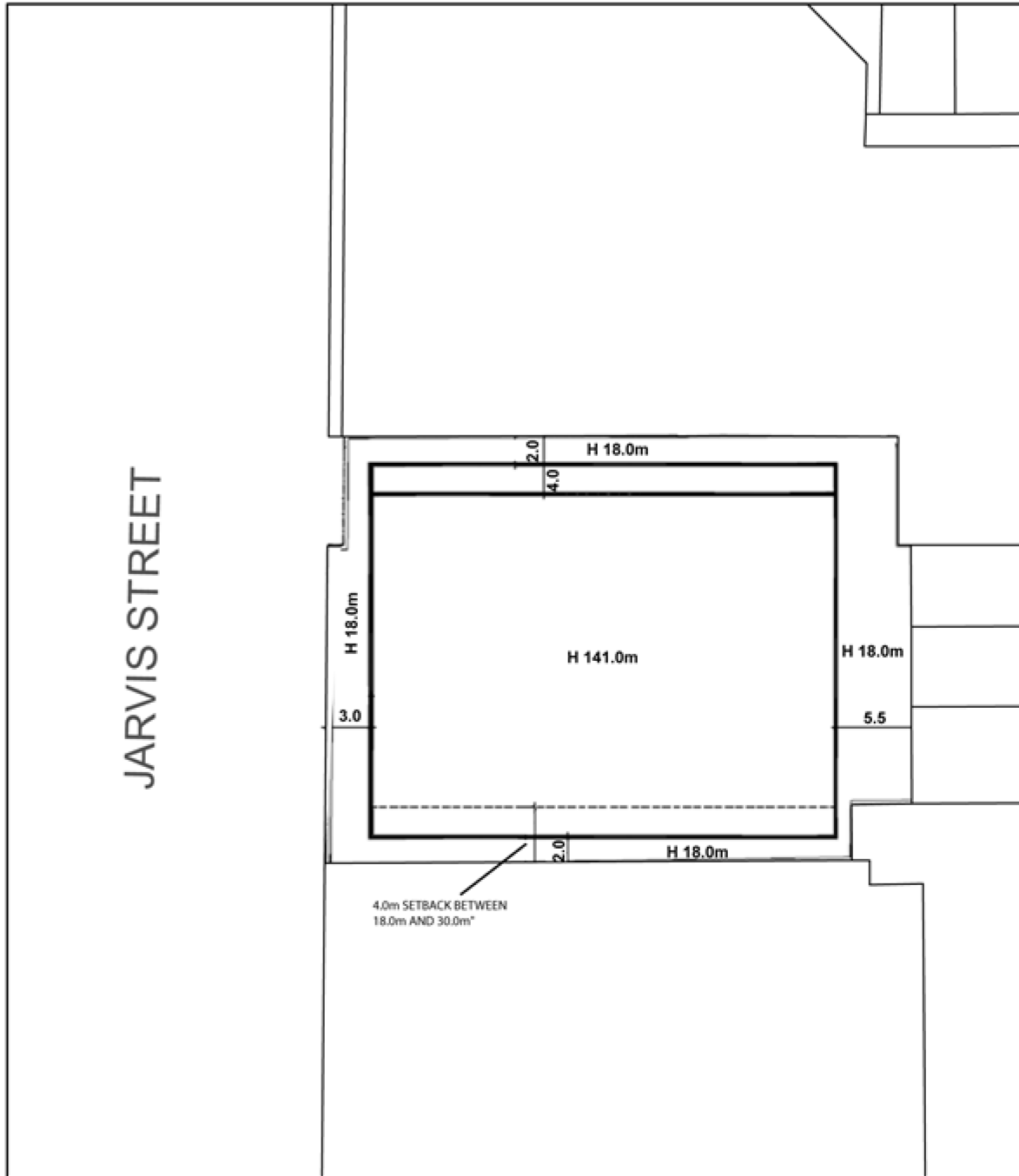
 **TORONTO**
Diagram 1

319-323 Jarvis Street

File #: 17 116378 STE 27 0Z







 **TORONTO**
Diagram 3

319-323 Jarvis Street

File #: 17 116378 STE 27 0Z