

Authority: Local Planning Appeal Tribunal
Decision issued on August 21, 2018 and Ontario
Land Tribunal Order issued on October 27, 2021 in
Case PL171292

CITY OF TORONTO

BY-LAW 888-2021(OLT)

To amend Zoning By-law 569-2013, as amended, with respect to lands known municipally in the year 2020 as 227 Gerrard Street East.

Whereas the Ontario Land Tribunal, by its Decision issued on August 21, 2018 and Order issued on October 27, 2021 in Tribunal File PL171292 approved amendments to the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands;

Pursuant to the Order of the Ontario Land Tribunal, By-law 569-2013 is further amended as follows:

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, unless otherwise defined in the By-law.
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 (x412), 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 (412) so that it reads:

Exception CR (412)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

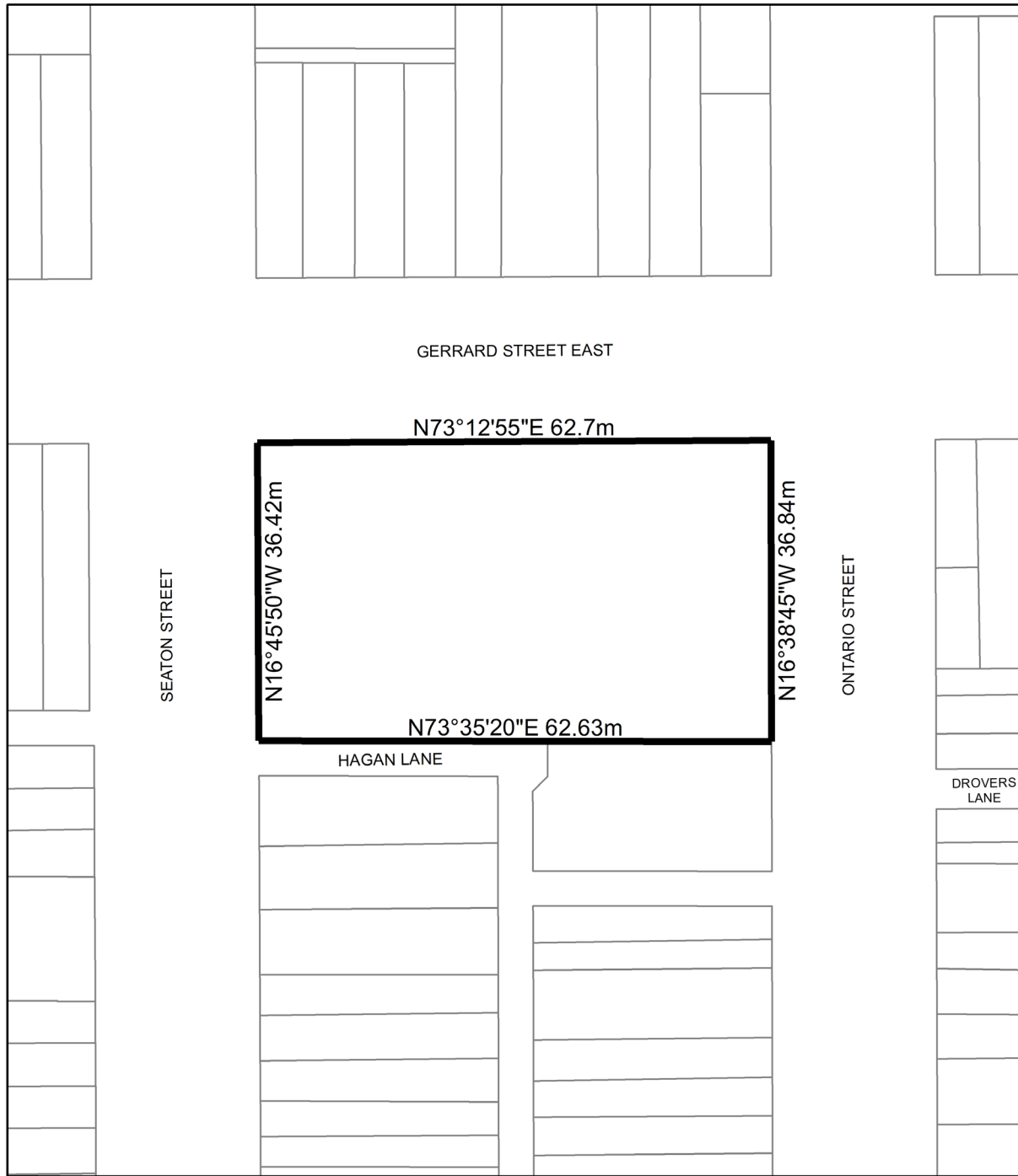
- (A) On 227 Gerrard Street East, if the requirements of Section 4 of By-law 888-2021(OLT) are complied with, a **building** or **structure**, addition or enlargement with a maximum of 110 dwelling units may be erected in compliance with (B) to (S) below;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** shown on Diagram 3 of this By-law is the distance between the Canadian Geodetic Datum elevation of 93.85 metres and the elevation of the highest point of the **building** or **structure**;

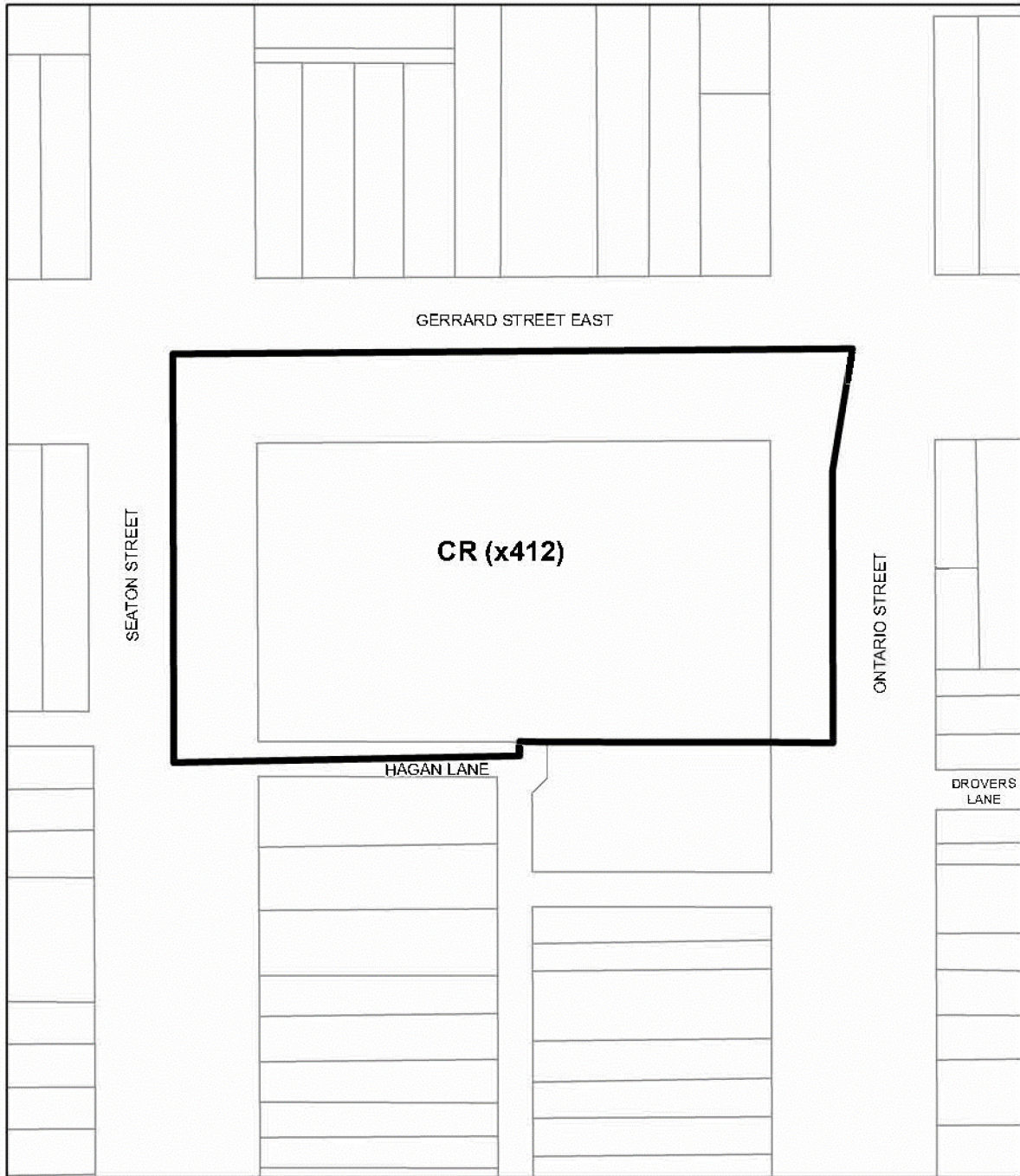
- (C) Despite regulations 40.10.40.10(2) and (7), the permitted maximum height of a **building** or **structure** is the numerical value in metres following the letters "HT" and the permitted maximum number of **storeys** is the number following the letters "ST: as shown on Diagram 3 attached to By-law 888-2021(OLT);
- (D) Despite regulation 40.5.40.10(5) the total area of all equipment, **structures**, or parts of a **building** used for heating, cooling and associated walls or structures enclosing such elements, a mechanical penthouse including an indoor amenity room and washroom, elevator and stair shafts must be located within the area labelled as "MECH" and "STAIR" on Diagram 3 of By-law 888-2021(OLT) and these elements must not cover more than 45 percent of the area of the roof, measured horizontally;
- (E) Despite 40.5.40.10(6) unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum height for that **building** by 3.3 metres, if the structures are no closer than 1.0 metre from the interior face of any main wall;
- (F) Despite regulation 40.10.40.60(9) and 40.10.40.70(2)(E) the **building** or **structures** are permitted to penetrate a 45 degree **angular plane** along the required **rear yard setback**, starting at a height of 10.5 metres above the average elevation of the ground along the **rear lot line**;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 9,400 square metres, of which the permitted maximum **gross floor area** for non-residential uses is 1,050 square metres;
- (H) Despite regulations 40.5.40.70(1) and 40.10.40.70(2), minimum required **building setbacks** are as shown on Diagram 3 of By-law 888-2021(OLT);
- (I) Despite regulation 40.10.40.60(1)(C) balconies are permitted above the second **storey** and may project beyond the heavy lines shown on Diagram 3 of By-law 888-2021(OLT) to a maximum of 1.8 metres;
- (J) Despite regulation 40.10.40.60(2)(B) canopies, awnings and trellises may project beyond the heavy lines shown on Diagram 3 to a maximum of 1.4 metres;
- (K) Despite regulation 40.10.50.10(1) and 40.10.50.10(3) soft landscaping is not required along a **lot line** abutting the Residential Zone;
- (L) Despite regulation 40.10.40.50(1)(B) at least 30 square metres of outdoor **amenity space** must be provided in a location adjoining or directly accessible from indoor **amenity space**;
- (M) Despite Table 200.5.10.1, regulation 200.5.10.1 and exception 900(11)(10)(2) a minimum number of **parking spaces** must be provided for the **lot** in accordance with the following:

- (i) for residents – 73 **parking spaces**;
 - (ii) for visitors – 1 **parking space**; and
 - (iii) for non-residential uses – 10 **parking spaces**;
- (N) A maximum of 4 car-share **parking space** may be provided on the **lot** and the minimum resident parking required shall be reduced by 4 **parking spaces** per car-share **parking space**:
- (i) "car share" means the practice where a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization. Such car-share motor vehicles shall be made available for short term rental, including hourly rental for the use of at least the occupants of the building; and
 - (ii) car-share **parking space** means a **parking space** that is used exclusively for car-share purposes;
- (O) Despite regulation 200.15.1. 4 accessible **parking spaces** may be located anywhere on the P1 or P2 level;
- (P) Despite regulation 40.10.100.10 (1)(C) two **vehicle** access points are permitted;
- (Q) Despite Table 230.5.10.1(1) and regulation 230.5.10(1) a minimum number of **bicycle parking spaces** must be provided on the **lot** in accordance with the following:
- (i) for residential uses - a minimum of 1.0 **bicycle parking spaces** for each **dwelling unit**, comprised of 0.9 long-term **bicycle parking spaces** and 0.1 short-term **bicycle parking spaces**;
 - (ii) no **bicycle parking spaces** shall be required for **non-residential** uses;
 - (iii) a **bicycle parking space** may be provided in a horizontal or vertical position, and/or in a bicycle stacker; and
 - (iv) a **bicycle parking space** for visitors and non-residential uses may be provided within a secure room;
- (R) Despite regulation 230.5.1.10(4) and 230.5.1.10(5) **bicycle parking space** may have the following minimum dimensions:
- (i) a horizontal bicycle parking space has a minimum length of 1.8 metres, a minimum width of 0.4 metres, and a minimum vertical clearance from the ground of 1.9 metres;

- (ii) a vertical bicycle parking space has a minimum length of 1.9 metres, a minimum width of 0.4 metres, and a minimum horizontal clearance from the wall of 1.2 metres; and
- (iii) the minimum vertical clearance for each *bicycle parking space* located in a bicycle stacker is 1.2 metres; and
- (S) Despite regulation 220.5.10.1 and 40.10.90.10 a minimum of one Type 'G' **loading space** must be provided and may be used for both non-residential and residential purposes and may be located in the rear yard abutting a Residential Zone subject to it being enclosed.

Pursuant to the Local Planning Appeal Tribunal Decision issued on August 21, 2018 and Ontario Land Tribunal Order issued on October 27, 2021 in Case PL171292.




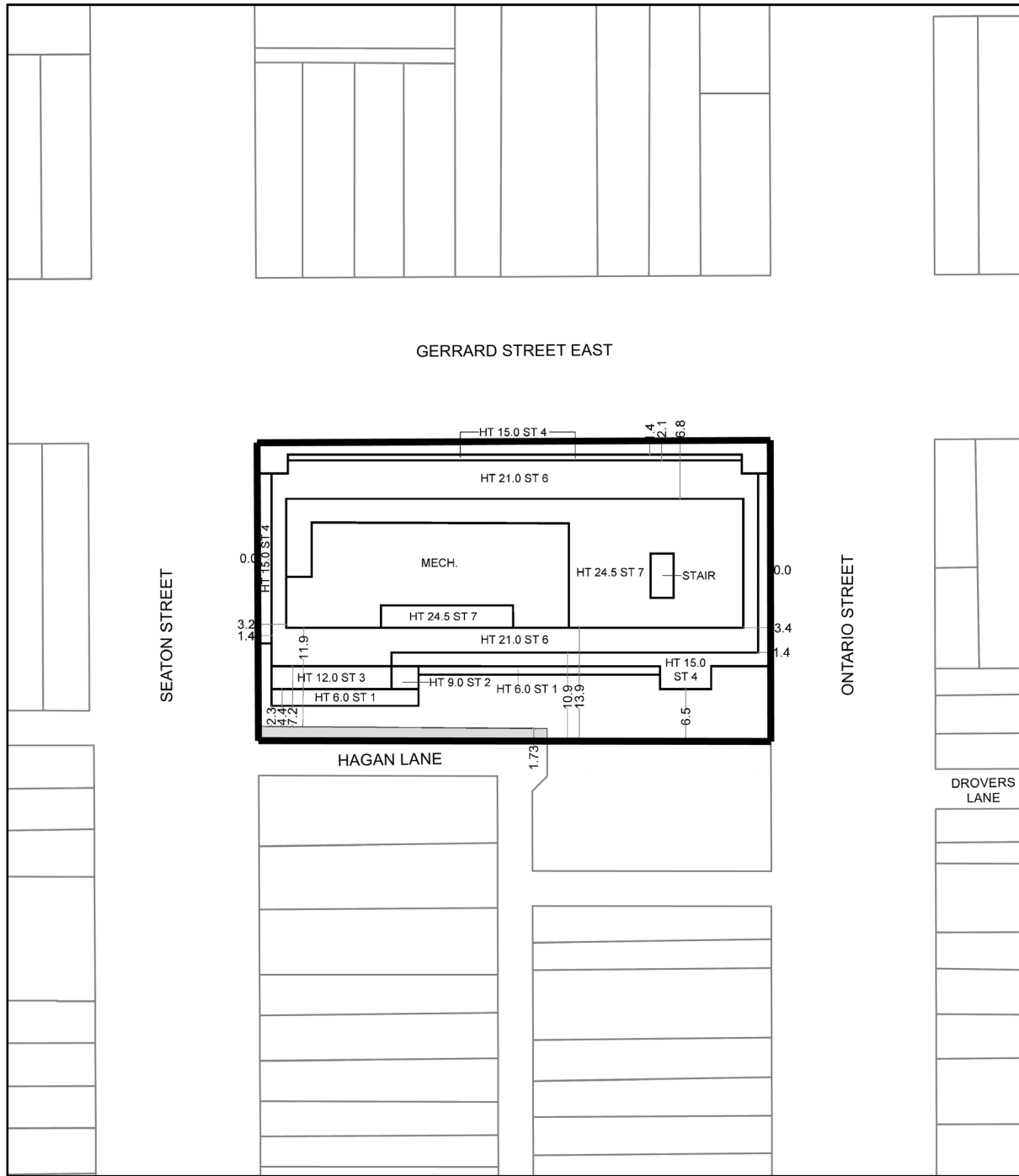


 **TORONTO**
Diagram 2

227 Gerrard St E

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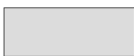

City of Toronto By-law 569-2013
Not to Scale
10/05/2021



Toronto
Diagram 3

227 Gerrard St E

File #: 16 270189 STE 28 0Z



Laneway Widening

Note: Applicant's submitted Drawing. All dimensions are in metres.



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