

Authority: Toronto and East York Community Council
Item TE2.1, as adopted by City of Toronto Council on
February 7 and 8, 2023
City Council voted in favour of this by-law on May 12,
2023

CITY OF TORONTO

BY-LAW 447-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2021 as 17 St. Andrew Street.

Whereas Council of the City of Toronto has the authority pursuant to 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 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 by heavy black lines to CR 2.0 (c2.0; r1.5) (SS2) (824), 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 824 so that it reads:

(824) Exception CR 2.0 (c2.0; r1.5) (SS2) 824

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 17 St. Andrew Street, if the requirements of by-law 447-2023 are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection or use of a **mixed use building** in compliance with (B) through (P) below;
- (B) Despite Regulation 40.5.40.10 (1) and (2), the height of the **building** is the distance between a Canadian Geodetic Datum elevation of 99.0 metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite Clause 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the "HT" symbol as shown on Diagram 3 of by-law 447-2023;
- (D) Despite Regulation 40.5.40.10(3) to (8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 447-2023:
- i. fences, guard rails, railings and dividers, balustrades, screens, roof drainage, chimneys, vents, lightning rods, light fixtures, architectural features, and elements of a **green roof**, to a maximum of 1 metres;
 - ii. parapets, to a maximum of 2 metres;
 - iii. window washing equipment, trellises, pergolas and wind screens, to a maximum height of 3 metres; and
 - iv. elevator overruns, elevator vestibules, stair enclosures, mechanical equipment and any associated enclosure structures to a maximum height of 5 metres,
- (E) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3;
- (F) Despite (E) above, the mechanical equipment and any associated enclosure structures, stair enclosures, elevator overruns and elevator vestibules shall be setback a minimum of 7.6 metres from the **front lot line**;
- (G) Despite Regulations 40.10.40.60(1) to (9), 40.10.40.70 (4), and (E) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- i. cornices, light fixtures, ornamental elements, parapets, art and landscape features, architectural features, pillars, trellises, eaves, window sills, balconies, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, landscaping, screens, awnings and canopies to a maximum of 1.5 metres;
 - ii. patios to a maximum of 2 metres;
 - iii. canopies to a maximum of 3 metres;
 - iv. pet amenity and relief elements to a maximum of 3.5 metres;
 - v. floor drainage and associated structures or elements and site servicing features, to a maximum of 5 metres; and
 - vi. decks and terraces, 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 3,530 square metres, comprised as follows:
- i. residential uses must not exceed 3,200 square metres; and
 - ii. non-residential uses must not exceed 330 square metres,
- (I) The permitted maximum number of **dwelling units** is 72;
- (J) Of the total number of **dwelling units to be** provided:
- i. a minimum of 13 **dwelling units** will 2 or more-bedroom units;
 - ii. in addition to (J)(i) above, a minimum of 8 units of the total number of **dwelling units** will be any combination of studios and one-bedroom **dwelling units**, that can be converted into any combination of larger two- or three-bedroom **dwelling units**; and
 - iii. convertible **dwelling units**, as described in J(ii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (K) A minimum of three (3) non-residential units must be provided at the ground level, which are subject to the following requirements:
- i. entrances must be directly accessible from St. Andrew Street; and
 - ii. units must not exceed a maximum width of 9.5 metres.
- (L) Despite Regulation 40.10.40.1(1), residential uses may be located below non-residential use portions.
- (M) Despite Regulation 200.5.10.1, Table 200.5.10.1 and 200.15.10(1) a minimum of **0 parking spaces** may be provided and maintained on the **lot**;
- (N) Despite Regulation 220.5.10.1 (1), (2) and (3), 1 **loading space** Type "G" shall be provided and maintained on the **lot** and may be shared between the residential and non-residential uses;
- (O) Despite Regulation 230.5.10.1(5) (A) **bicycle parking spaces** shall be provided and maintained on the **lot** for the residents of, and visitors to, the **building** in accordance with the following:
- i. a minimum of 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - ii. a minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;

- (P) Despite Regulations 230.5.1.10(9)(A), (10) and 230.40.1.20(1), "long-term" **bicycle parking space** may be provided in any combination of vertical, horizontal or stacked positions, may be located within a secured room or in an area on the ground floor or below grade.

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

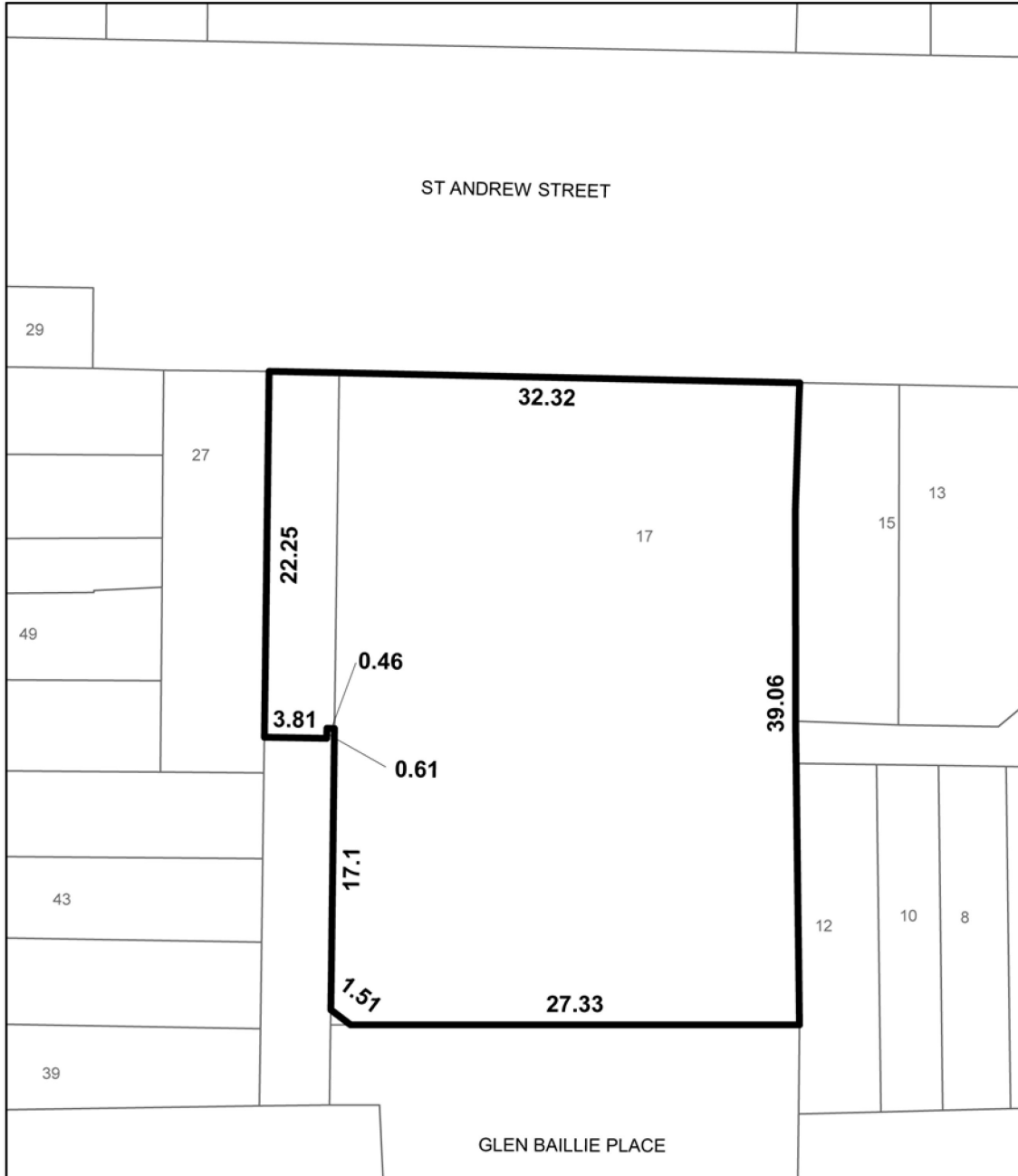
Enacted and passed on May 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

17 St Andrew Street

File #19 232278 STE 11 OZ

Diagram 2

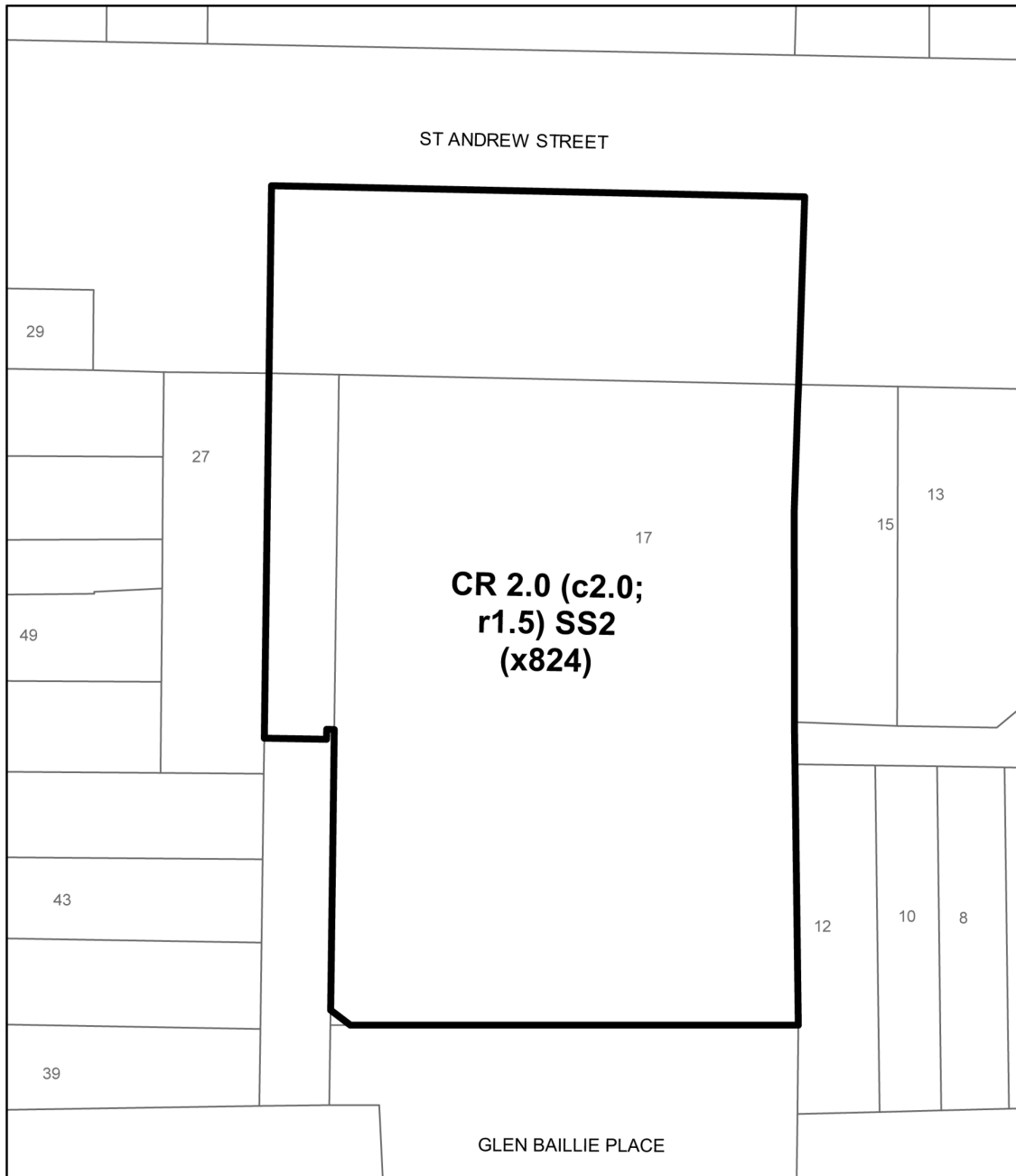


Diagram 3

