

Authority: Toronto and East York Community Council
Item TE12.2, as adopted by City of Toronto Council on
April 17 and 18, 2024
City Council voted in favour of this by-law on May 23,
2024
Written approval of this by-law was given by Mayoral
Decision 13-2024 dated May 23, 2024

CITY OF TORONTO

BY-LAW 488-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2453-2469 Bloor Street West.

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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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, as amended, 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 from a zone label of CR 2.5 (c2.0; r1.5) SS2 (x1980) to a zone label of (H) CR 2.5 (c2.0; r1.5) SS2 (x997) 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 997 so that it reads:

(997) Exception CR (997)

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 lands municipally known as 2453-2469 Bloor Street West, if the requirements of By-law 488-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 108.05 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 488-2024;
- (D) Regulations 40.10.40.70(2)(E), (F), and (G), with respect to a 45 degree **angular plane**, do not apply.
- (E) Despite regulations 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 488-2024:
 - (i) Equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 5.5 metres;
 - (iii) architectural features, parapets, roof drainage, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units, and window washing equipment, by a maximum of 2.0 metres;
 - (v) planters, seating areas, retaining walls, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
 - (vii) trellises, pergolas, light fixtures, awnings and canopies, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,500 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 7,500 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 260 square metres;
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 488-2024;
- (H) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 488-2024;
- (I) Despite Clause 40.10.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) On the front **main wall** abutting Bloor Street West above a height of 21 metres, balconies, by a maximum of 3.0 metres;
 - (ii) On the rear **main wall**, balconies, by a maximum of 3.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (iv) window projections, including bay windows and box windows, by a maximum of 0.5 metres; and,
 - (v) eaves, by a maximum of 0.5 metres.
 - (vi) at or on the level of the ground – stairs, stair enclosures, pillars, planters, seating areas, light fixtures, decorative screens, privacy screens, ornamental elements, art and landscape features, landscaping, patios, decks, ventilation shafts, railings, fences, site servicing features, retaining walls, bollards, air shafts, wheel chair ramps and vehicular parking ramps by a maximum of 2.0;
- (J) Despite regulation 200.5.1.10(13), access to **parking spaces** within an "automated parking system" will be from a "transfer cabin";
- (K) Despite regulations 200.5.1.10(2) and 200.15.1(1), the "transfer cabin" and **parking spaces** located on "parking pallets" must have the following dimensions:
- (i) Length of 5.6 metres;
 - (ii) Width of 2.45 metres; and
 - (iii) Vertical clearance of 2.0 metres.

- (L) For the purposes of the accessible **parking space** requirements in regulation 200.15.10.10 and Table 200.15.10.5, every **parking space** provided within an "automated parking system" may be considered an accessible **parking space** provided that the "transfer cabin" must be adjacent to a 1.5 metres wide accessible barrier free aisle or path on both sides;
- (M) Despite Regulations 200.15.1(4) and 200.15.1.5.(1), an accessible **parking space** is not required to be closest **parking space** to a barrier free entrance to a **building** or to a passenger elevator or be the shortest route from such entrance or elevator; and
- (N) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (O) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "automated parking system" means an electro-mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramping **driveways**, or **drive aisles**, and which may include but is not limited to, a vertical **parking garage** lift and the storage of **vehicles** on "parking pallets". Automated maneuvering of other "parking pallets" may be required in order for a **vehicle** to be parked or to be retrieved. All **vehicles** enter and exit the "automated parking system" via a "transfer cabin" For clarity, "parking pallets" will be considered as a **parking space** for the purpose of determining compliance with the requirements in the City of Toronto Zoning By-law 569-2013;
 - (ii) "transfer cabin" means a room which is the interface between the user and the "automated parking system". For greater clarity, a "transfer cabin" is used for the purpose of depositing or retrieving a **vehicle** on the "parking pallet" within the "automated parking system";
 - (iii) "parking pallet" is a horizontal platform within an "automated parking system" on which a **vehicle** is deposited or retrieved, and is equipped with an **energized outlet** for electric **vehicle** charging;

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

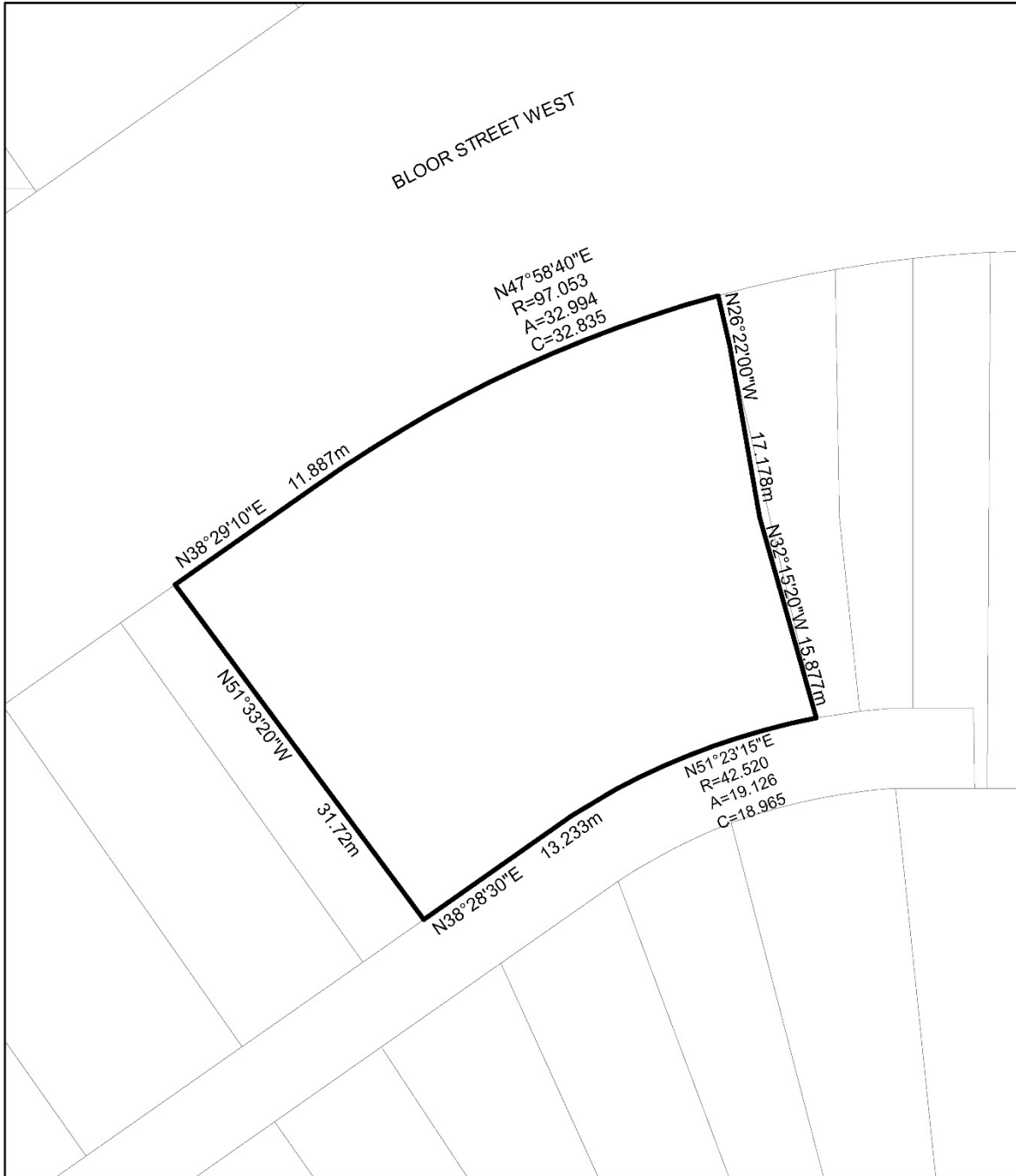
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The owner shall prepare and submit a revised Functional Servicing Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, to demonstrate and establish adequate and sufficient capacity, as determined by the Chief Engineer and the Executive Director, Engineering and Construction Services, in the storm and wastewater system and further, to identify any required improvements to accommodate the development of the lands, and
 - (ii) Where improvements to the municipal sewer and/or water system are recommended in the revised Functional Servicing Report as accepted by the Chief Engineer and Executive Director, Engineering and Construction Services, the Owner has entered into a financially secured and binding agreement with the City to secure the completion of the construction of the required improvements.

Enacted and passed on May 23, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)



 **TORONTO**
Diagram 1

2453 - 2469 Bloor Street West

File # 23 181154 STE 04 0Z

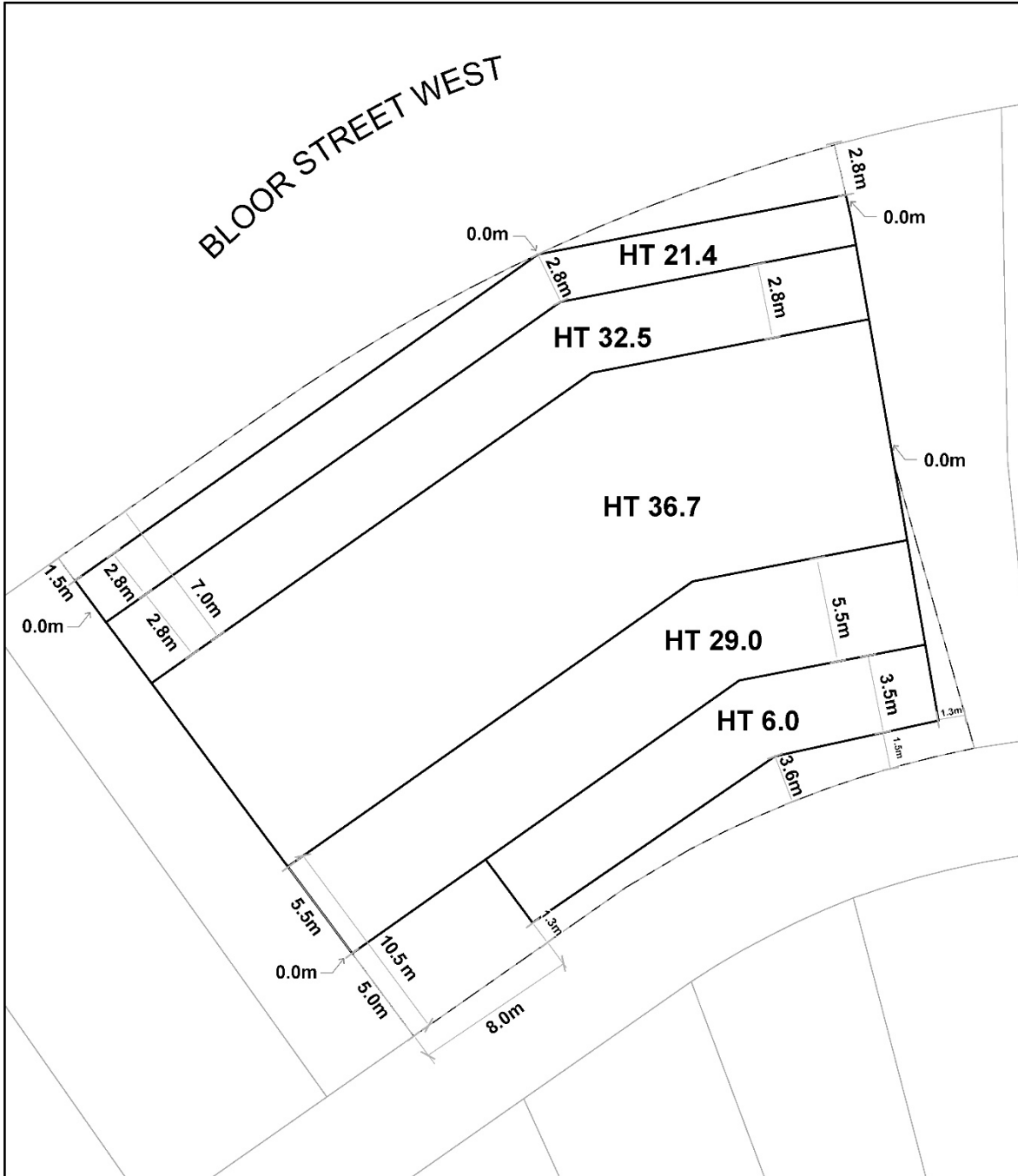

City of Toronto By-law 569-2013
Not to Scale
02/12/2024



 **TORONTO**
Diagram 2

2453 - 2469 Bloor Street West

File # 23 181154 STE 04 0Z




 **TORONTO**
Diagram 3

2453 - 2469 Bloor Street West

File # 23 181154 STE 04 0Z

 Location of Application


City of Toronto By-law 569-2013
Not to Scale
03/26/2024