

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2015 as 93-95 Berkeley Street and 112-124 Parliament Street.

Whereas Council of the City of Toronto has the authority to 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*; and

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

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 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 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 permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 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;

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 same meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.12.10 Exception number [1] so that it reads:

(1) Exception CRE 1

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 93 and 95 Berkeley Street, and 112, 114, 116, 118, 120, 122 and 124 Parliament Street, if the requirements of By-law [Clerks to provide #] are complied with, none of the provisions of 50.5.40.10(1), 50.5.40.10(6), 50.10.40.10(1), 50.10.40.10(2)(B), 50.10.40.10(2)(C), 50.10.40.10(2)(D), 50.10.40.30(1), 50.10.40.50(1), 50.10.40.70(1), 50.10.90.40(1)(A), 200.5.10.1(1), 220.5.10.1(5), and 900.12.10(23) apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law [Clerks to provide #] provided the **building** or **structure** complies with subsections (B) to (R) of By-law [Clerks to provide #]:
- (B) The maximum **gross floor area** is 20,680 square metres, of which:
 - i. A maximum of 19,630 square metres of **gross floor area** may be used for residential uses; and
 - ii. A maximum of 1,050 square metres of **gross floor area** may be used for non-residential uses, of which a minimum of 820 square metres of **gross floor area** must be for office uses;
- (C) The whole of the **building** or **structure** must be located within the areas delineated by heavy lines shown on Diagram 2 of By-law [Clerks to provide #];
- (D) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 82.11 metres, and must not exceed the height in metres specified by the numbers following the symbol HT on Diagram 2 of By-law [Clerks to provide #];
- (E) The number of **storeys** in a **building** must not exceed the number following the symbol ST on Diagram 2 of By-law [Clerks to provide #];
- (F) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to project horizontally beyond the heavy lines and **building** envelopes other than a **lot** line, specified on Diagram 2 of By-law [Clerks to provide #], subject to the following limitations:
 - i. Eaves, cornices, window sills, landscape features, wheelchair ramps, light fixtures, stairs and stair enclosures, balustrades, guardrails, bollards – no limitations;

- ii. Awnings, canopies – a maximum of 3.0 metres beyond the exterior of the wall to which such awnings and canopies are attached;
 - iii. Balconies – a maximum of 1.5 metres beyond the heavy lines shown on Diagram 2; and
 - iv. Ornamental elements, architectural elements – a maximum of 1.6 metres beyond the heavy lines shown on Diagram 2;
- (G) Despite subsections (C) and (D) of this By-law, the following **building** elements and **structures** are permitted to extend vertically above the maximum heights and **building** envelopes specified on Diagram 2 of By-law [Clerks to provide #], subject to the following limitations:
- i. Elements associated with a **green roof** – a maximum vertical projection of 0.5 metres above the heights shown on Diagram 2;
 - ii. Railings – a maximum vertical projection of 1.2 metres above the heights shown on Diagram 2;
 - iii. Fences, privacy screens – a maximum vertical projection of 2.5 metres above the heights shown on Diagram 2;
 - iv. Vents, stacks, chimneys – a maximum vertical projection of 3.5 metres above the heights shown on Diagram 2;
 - v. Parapets – a maximum vertical projection of 1.0 metres above the heights shown on Diagram 2; and
 - vi. **Structures** used for outside or open air recreation, safety or wind protection purposes. Said **structures** shall not enclose space so as to constitute a form of penthouse or other room or rooms – a maximum vertical projection of 3.0 metres above the heights shown on Diagram 2;
- (H) A minimum 990 square metres of **amenity space** must be provided and maintained on the **lot** with the following standards:
- i. 2.30 square metres of indoor **amenity space** for each **dwelling unit**;
 - ii. 1.25 square metres of outdoor **amenity space** for each **dwelling unit** of which at least 40.0 square metres is to be provided in a location adjoining or directly accessible from the indoor **amenity space**; and
 - iii. no more than 25% of the outdoor **amenity space** may be provided as a **green roof**;
- (I) **Parking spaces** for residents on the **lot** must be provided and maintained in accordance with the following minimum standards:
- i. 0.3 **parking spaces** for each bachelor **dwelling unit**;
 - ii. 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - iii. 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
 - iv. 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;

- (J) **Parking spaces** for residents on the **lot** may be reduced at a rate of 4 **parking spaces** for each *car-share parking space* provided on the **lot**, provided the maximum permitted reduction is calculated using the following formula:
- $4 \times (\text{total number of dwelling units} \div 60)$, rounded down to the nearest whole number;
- (K) In addition to subsection (J) of By-law [Clerks to provide #], **parking spaces** for residents on the **lot** may be reduced at a rate of 1 **parking space** for each 5 **bicycle parking spaces** provided in excess of the minimum number of required **bicycle parking spaces** for the **lot** based on the standards contained in By-law 569-2013, provided the reduction is not greater than 20% of the total minimum **parking spaces** required in subsection (I) of By-law [Clerks to provide #];
- (L) A minimum of 3 *car-share parking spaces* shall be provided on the **lot**;
- (M) A minimum of 30 **parking spaces** for visitors to the **dwelling units**, and visitors and occupants of the non-residential uses must be provided and maintained on the **lot**, which may include *car-share parking spaces*;
- (N) A minimum of one Type “G” **loading space** must be provided and maintained on the **lot**, and **vehicle** access to the **loading space** may be given from a **street**;
- (O) Despite regulation 200.5.1.10(12)(B), the **vehicle** entrance or exit for a one-way **driveway** into or out of the **building** must have a minimum width of 3.3 metres;
- (P) A *temporary sales presentation centre* may be permitted on the **lot**, and none of the other provisions of By-law [Clerks to provide #] apply to such use;
- (Q) Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of By-law [Clerks to provide #] shall apply as if no severance, partition or division occurred; and
- (R) For the purposes of By-law [Clerks to provide #], the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law 569-2013 as amended, except that the following definitions must apply:
- i. “*owner*” means the registered owner of the **lot**;
 - ii. “*car-share motor vehicle*” shall mean a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the building erected on the **lot**;

- iii. “*car-share parking space*” shall mean a **parking space** used exclusively for the parking of a *car-share motor vehicle*; and
- iv. “*temporary sales presentation centre*” shall mean an office, *showroom* or sales trailer used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units to be erected on the **lot**.

4. Section 37 Provisions

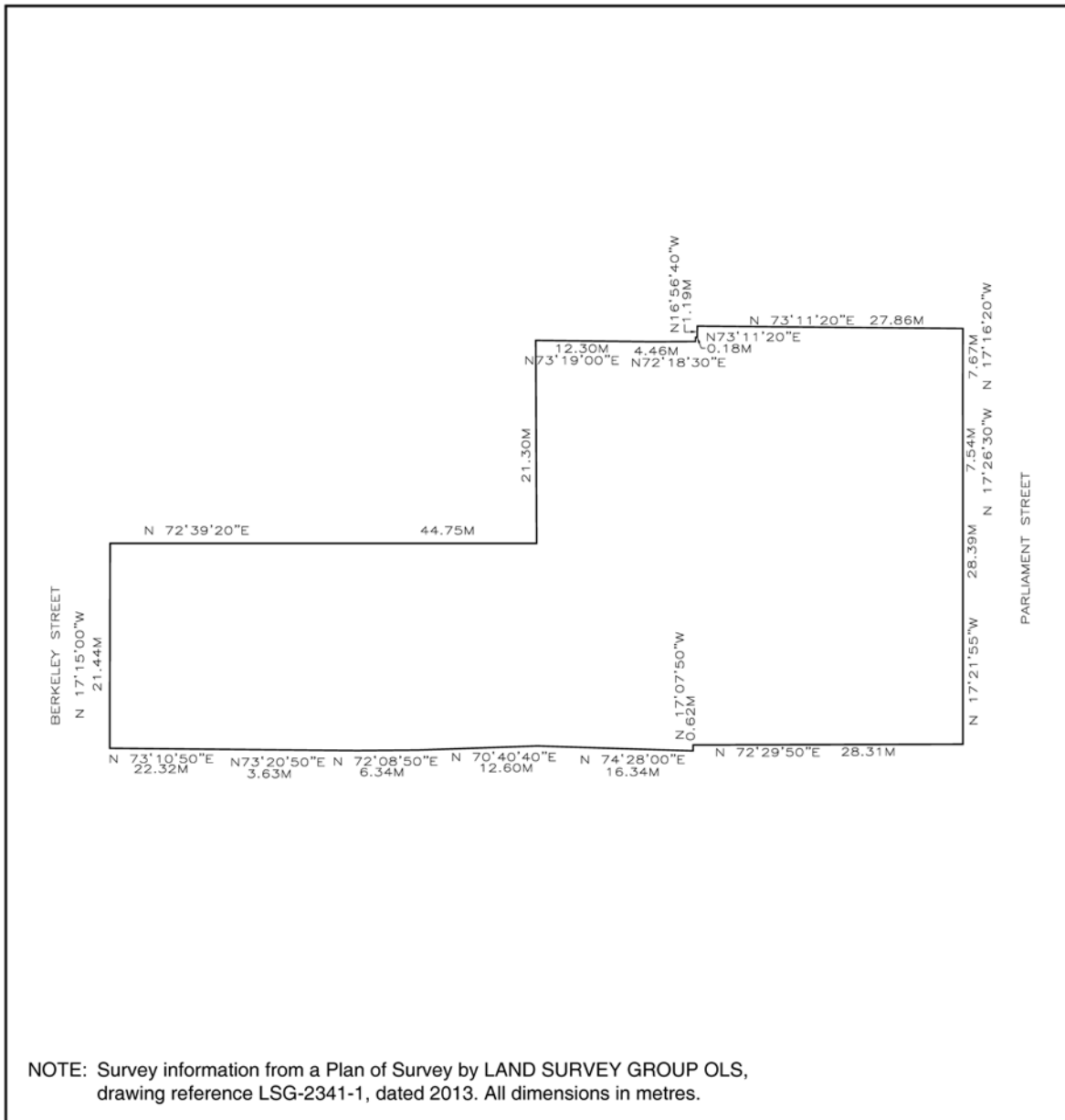
- (A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height of the development permitted in By-law [Clerks to provide #], is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the *owner*, at the *owner's* expense of the facilities, services and matters set out in Schedule A hereof which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the *owner* to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (C) The *owner* shall not use, or permit the use of, a **building** or **structure** erected with an increase in height pursuant to this By-law unless all provisions of Schedule A of By-law [Clerks to provide #] are satisfied.

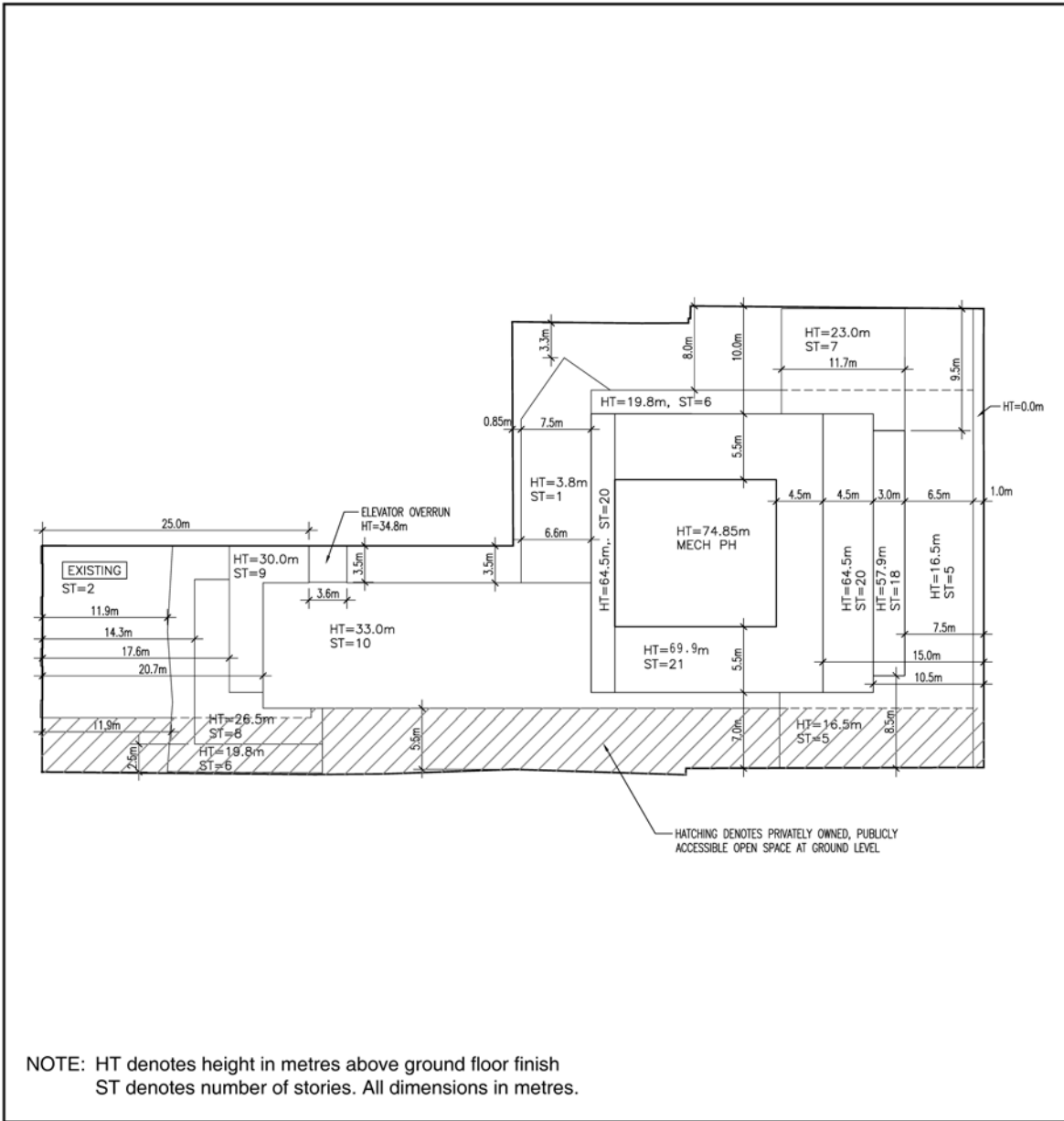
Enacted and passed on [month ##], 2015.

John Tory,
MAYOR

Ulli S. Watkiss,
City Clerk

(Seal of the City)





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 of the proposed development on the **lot** and in accordance with an agreement under Section 37(3) of the *Planning Act* whereby the *owner* agrees as follows:

- (1) Prior to issuance of an above grade building permit, the *owner* shall provide community benefits having a total value of six hundred and seven thousand dollars (\$607,000), and indexed upwardly in accordance with the Statistics Canada Non-residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made towards:
 1. A cash contribution of \$150,000 towards local streetscape and/or parkland improvements within the area designated *Corktown Area of Special Identity* on Map 15-3 of the King-Parliament Secondary Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
 2. A cash contribution of \$307,000 towards the redevelopment of the site of Canada's First Parliament Buildings, municipally known as 25 Berkeley Street, 265 and 271 Front Street East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Ontario Heritage Trust, in consultation with the Ward Councillor;
 3. A cash contribution of \$50,000 towards the redevelopment of the North St. Lawrence Market, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Director, Facilities Design and Construction, Facilities Management Division, in consultation with the Ward Councillor; and
 4. A cash contribution of \$100,000 towards the implementation of the Heritage Interpretation Master Plan for Old Town Toronto and/or the Heritage Lighting Master Plan for Old Town Toronto, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- (2) In the event the cash contributions referred to in Section (1) have not been used for the intended purpose within three (3) years of this By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the **lot**.
- (3) The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

1. A minimum of 10% of the **dwelling units**, or a minimum of 27 **dwelling units** in the development must be 3 bedrooms or larger in compliance with the *Ontario Building Code*;
2. A privately owned publicly accessible space (POPS) pedestrian mews connecting Berkeley Street and Parliament Street, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor in consultation with the Ward Councillor;
3. That prior to final Site Plan Approval for the property at 93 and 95 Berkeley Street the *owner* shall:
 - a. Provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.iii in the Alterations Report (March 4, 2015), from the Director, Urban Design, City Planning Division to the satisfaction of the Manager, Heritage Preservation Services;
 - b. The related Zoning By-law amendment giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division in consultation with the Manager, Heritage Preservation Services;
 - c. Provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Manager, Heritage Preservation Services; and
 - d. Provide a detailed Landscape Plan for the subject property, satisfactory to the Manager, Heritage Preservation Services;
4. That prior to the issuance of any permit for the property at 93 and 95 Berkeley Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building, the *owner* shall:
 - a. Have obtained final site plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;
 - b. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.iii in the Alterations Report (March 4, 2015) from the Director, Urban Design, City Planning Division, including a description of materials and finishes to be prepared by the project architect, and qualified heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
 - c. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan;
 - d. Provide an Interpretation Plan for the subject property, to the satisfaction of the Manager, Heritage Preservation Services;

- e. Provide a Signage Plan to the satisfaction of the Manager, Heritage Preservation Services; and
 - f. Provide full documentation of the existing heritage property, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Manager, Heritage Preservation Services; and
5. Prior to the release of the Letter of Credit to secure all work included in the approved Conservation Plan, the approved Interpretation Plan, Lighting Plan and Landscape Plan, the *owner* shall:
- a. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the work has been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.