

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend Zoning By-law No. 438-86, as amended, with respect to tall buildings setbacks in the downtown area of the City

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Bylaw No. 438-86, as amended, is further amended to insert Section 12 (2) [Clerk's to enter exception number here], so that it reads:

X. No person shall erect or use a building or structure on the lands shown delineated by heavy lines on the map appearing at the end of this paragraph that does not comply with the following:

- (1) Every *tower* must be no closer than:
 - (a) 3.0 metres to a *lot* line abutting a *street* that is a public highway and 12.5 metres to the centre line of that *street*;
 - (b) 12.5 metres to the centre line of an abutting street that is a public lane; and
 - (c) 12.5 metres to a *lot* line having no abutting *street*;
- (2) Every *tower* must be no closer than 25 metres to another *tower* on the same *lot*;
- (3) If a line projected at a right angle from a main wall of a *tower* intercepts another main wall of the same *tower*, those main walls must be separated by a minimum of 25.0 metres; and
- (4) Each bay window attached to a *tower* must not encroach into the setbacks required in 12(2) X.(1)(a), 12 (2) X.(1)(b) or 12(2) X.(1)(c) of this by-law or into the separation distances required in 12(2) X.(2) or 12(2) X.(3) of this By-law.
- (5) None of the provisions of this exception 12(2) X shall apply to prevent the continued use of a *tower* constructed pursuant to a building permit issued prior to July 11, 2016.

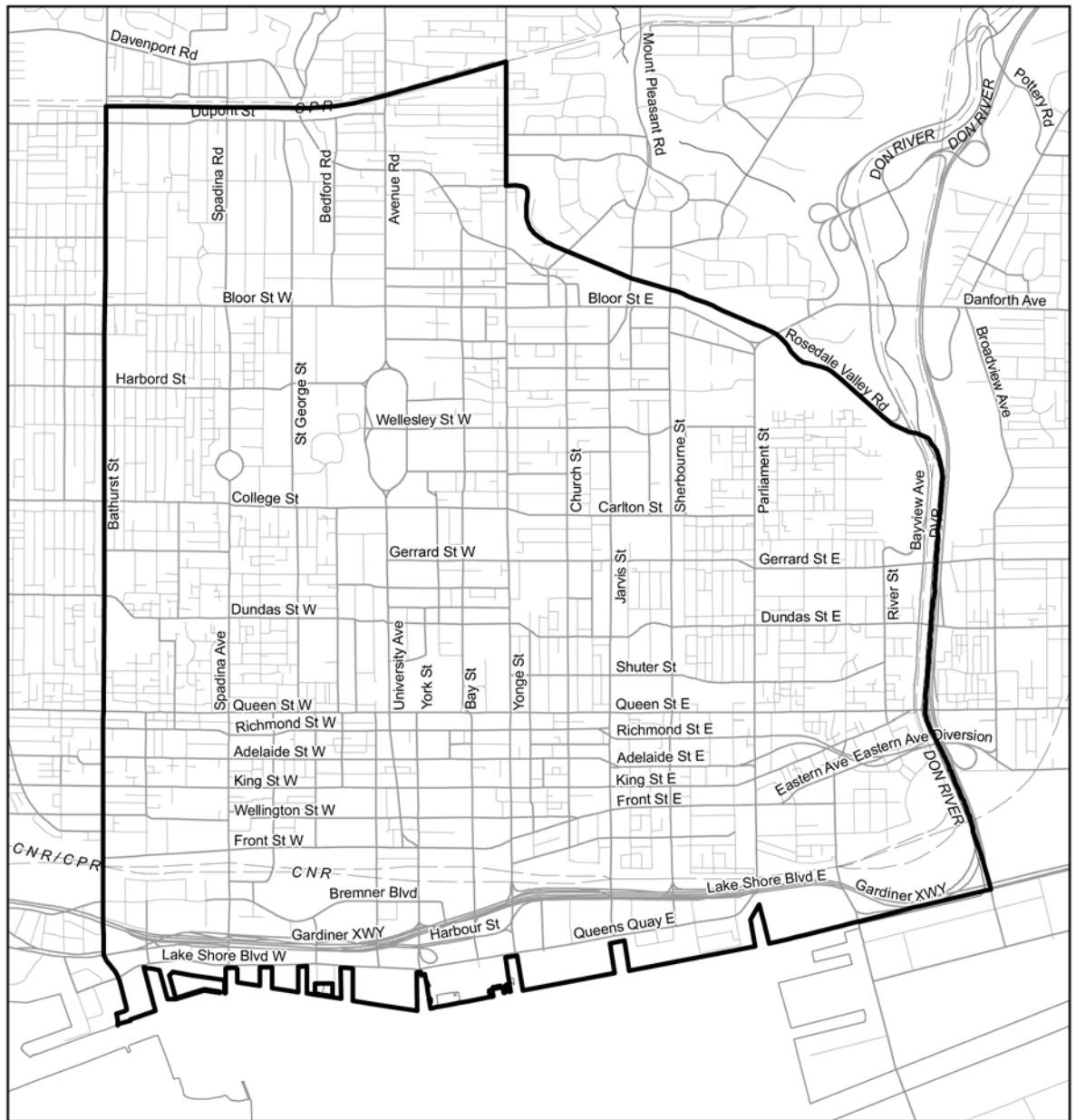
- (6) None of the provisions of this exception 12(2) X shall apply to prevent the erection or use of a *tower* permitted by the following site specific by-laws [Staff to list].
- (7) The following Section 12(2) exceptions prevail over the setbacks required in 12(2) X.(1), 12(2)X.(2) and 12(2)X.(3) and over the prohibited projections of 12(2)X.(4) of this by-law:
 - (a) Section 12(2) 122;
 - (b) Section 12(2) 141;
 - (c) Section 12(2) 229;
 - (d) Section 12(2) 250;
 - (e) Section 12(2) 297;
 - (f) Section 12(2) 302; and
 - (g) Section 12(2) 310.
- (8) For the purposes of this exception, *tower* means any portion of a building enclosing a *storey* higher than 24.0 metres above *grade*.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal



TORONTO City Planning
Zoning By-Law 438-86

Downtown Tall Building Setback

File # 16 103066 SPS 00 0Z

Legend

 Toronto Downtown


 Not to Scale
 5/5/2016