CITY OF TORONTO

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.
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].

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.

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)