

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2016]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 11 and 33 Centre Avenue and 80 Chestnut 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;

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

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 SS1 (x 72) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception Number CR (x 72) to Article 900.11.10 so that it reads:

Exception CR 72

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 11 and 33 Centre Avenue and 80 Chestnut Street none of the regulations of 40.5.40.10(3), 40.5.40.10(4), 40.5.40.60, 40.5.40.70, 40.10.20.10(1), 40.10.20.20(1), 40.10.40.10(1), 40.10.40.40(1), 40.10.40.60(2), 40.10.40.60(5), 40.10.40.60(6), 40.10.40.60(7), 40.10.40.60(8), 40.10.40.70(1), 40.10.40.80(1), 40.10.90.10(1), 40.10.90.40(3), 40.10.100.10(1), 200.5.10.1(1), 220.5.10.1(3), 220.5.10.1(5), 220.5.10.1(9), 230.5.10.1(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law **XXXX-2016**;
- (B) The only uses permitted are:
 - (i) Courts of Law;
 - (ii) Office;

- (iii) **Eating establishment;**
 - (iv) **Take-out eating establishment;**
 - (v) **Retail service;**
 - (vi) **Retail store;**
 - (vii) **Personal service shop; and**
 - (viii) **Automated banking machine;**
- (C) The combined total **gross floor area** of an **eating establishment, take-out eating establishment, retail service, retail store, personal service shop, and automated banking machine**, must not exceed 5,000 square metres;
- (D) Courts of Law, may include the following:
- (i) Courtrooms;
 - (ii) Conference settlement rooms;
 - (iii) Interview rooms;
 - (iv) Judicial chambers;
 - (v) Libraries;
 - (vi) Crown attorney offices;
 - (vii) Courthouse service agencies;
 - (viii) Court support services, administration and associated offices;
 - (ix) Offices and facilities, including police court bureau, associated with law enforcement, including, but not limited to Toronto Police Services and the OPP;
 - (x) Prisoner handling and holding cells;
 - (xi) Secure parking; and
 - (xii) other uses as may be necessary and incidental to the operation of courts of law or the usual activities within courts of law;
- (E) No portion of any **building** or **structure** above ground may be located outside the area delineated by heavy lines shown on Diagram 3 attached to this By-law;

- (F) Despite regulation 4(E) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security structures, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, wheel chair ramps, ornamental or architectural features, landscape features, art installations, telecommunications equipment, bicycle parking, bicycle maintenance equipment, identification signage for courts of law, antennae and flag poles, above ground on the lands may be located outside the areas delineated by heavy lines shown on Diagram 3 attached to this By-law;
- (G) the height of any **building** or **structure**, including the mechanical penthouse, must not exceed the height in metres in the corresponding height area as specified by the numbers following the letter "H" on Diagram 3 attached to this By-law measured from the Canadian Geodetic Datum elevation of 92.26 metres;
- (H) Despite regulation 4(G) above, lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, parapets, railings, planters, balustrades, bollards or other similar security structures, stairs, covered stairs or enclosures, awnings, fences and safety railings, trellises, mechanical and architectural screens, guards, guardrails, chimneys, vents, stacks, mechanical equipment, retaining walls, wheel chair ramps, underground ornamental or architectural features, antennae and flag poles, **structures** on any roof used for outside or open air recreation, maintenance, safety, or wind protections purposes, green roofs, may exceed the maximum permitted height in metres specified by the numbers following the letter "H" on Diagram 3 attached to this By-law for the corresponding **building** envelope area by not more than 4.0 meters;
- (I) Despite regulation 4 (H) above, antennae are only permitted within the most northerly 13.0 metres of the portion of the **building** or **structure** located within the height area delineated by "H 135 M" on Diagram 3 attached to this By-law;
- (J) Despite regulation 4(H) above, lighting fixtures, canopies, ornamental or architectural features, including public art and art installations, and flag poles may exceed, without restriction, the maximum permitted height within the height area delineated by "H 0 M" on Diagram 3 attached to this By-law ;
- (K) A minimum of 100 **parking spaces** must be provided and maintained on the lands, including a minimum of five (5) accessible **parking spaces**;
- (L) No visitor **parking spaces** are required to be provided;
- (M) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 12 **parking spaces** may be obstructed on one side and have the following minimum dimensions:
- (i) Length – 5.0 metres;

- (ii) Width – 2.6 metres; and
- (iii) Vertical Clearance – 2.1 metres;
- (N) A minimum of two Type "B" **loading spaces** and a minimum of two Type "C" **loading spaces**, must be provided on the lands;
- (O) Long-term **bicycle parking spaces must** be provided within the **building** in accordance with the following requirements:
 - (i) A minimum of 0.2 long-term **bicycle parking spaces** for every 100 square metres of **gross floor area** on the lands; and
 - (ii) A minimum of 1 shower and change facility for each gender;
- (P) No short term **bicycle parking spaces** are required to be provided;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law No. 438-86.

Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

DIAGRAM 1

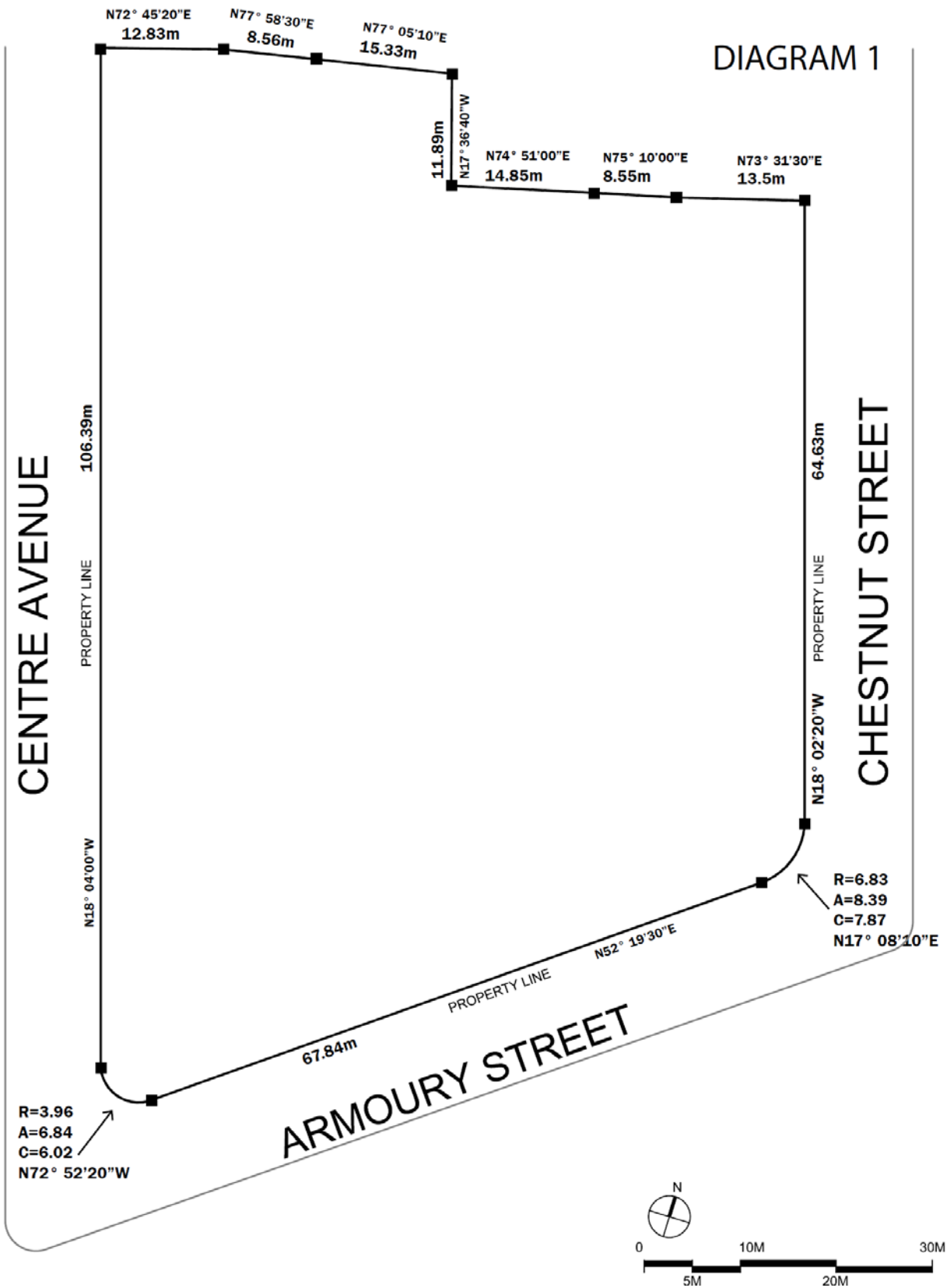


DIAGRAM 2

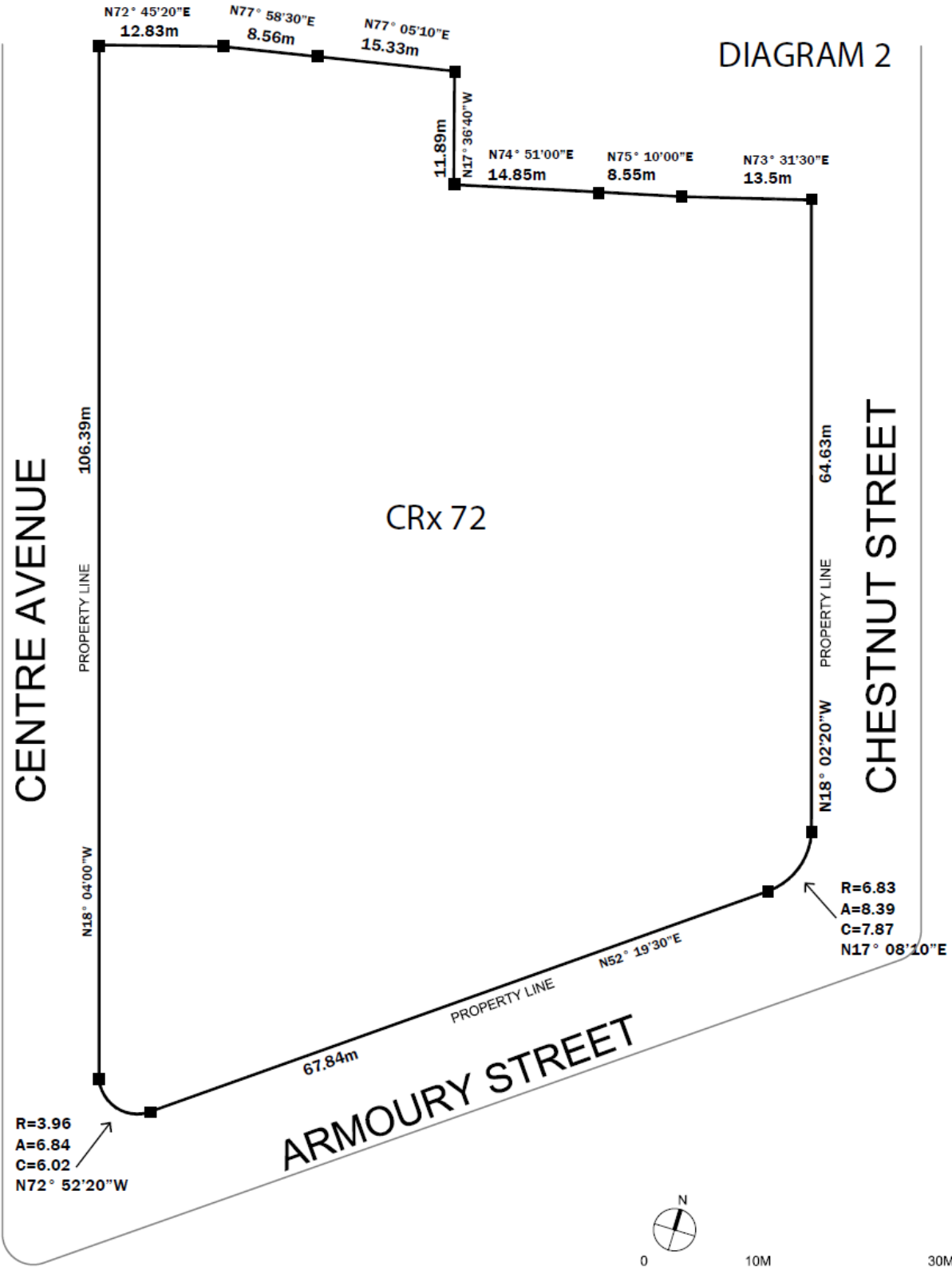


DIAGRAM 3

