

1117 and 1119 Gerrard Street East - Official Plan Amendment, Zoning Amendment Applications – Supplementary Report

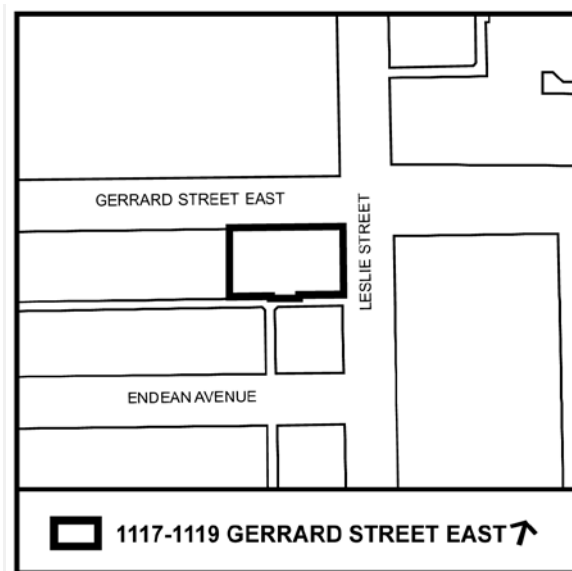
Date:	March 27, 2017
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30 – Toronto-Danforth
Reference Number:	P:\2017\Cluster B\PLN\City Council\CC17008

SUMMARY

The applicant, McCarthy Tetrault LLP, on behalf of WoodGreen Community Housing Inc., has submitted an Official Plan Amendment and Rezoning application that proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the site with a five-storey building, containing 35 new Affordable Housing Units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at grade. For the lands at 1119 Gerrard Street East, 1 new Affordable Housing Unit will be added to the existing building. The 36 new units were intended to replace Social Housing rental units from 835 & 841 Queen Street East and the associated Rental Housing Demolition Application (#14 153558 STE 30 RH).

This development proposal was supported by City Planning and a Final Report with recommendations was forwarded to Toronto and East York Community Council in February 2017.

Since that time, Woodgreen Community Housing Inc. has agreed to enter into a Local Agency Housing Agreement with the City that has necessitated some modifications to the recommendations contained in the Final Report dated February 6, 2017.



City Planning staff have prepared this supplementary report to provide further explanation on the need for modifications to the recommendations and to reinforce their support for the development application at 1117 and 1119 Gerrard Street East.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council delete Toronto and East York Community Council Recommendation 2 and replace it with the following:
 2. City Council amend Zoning By-law 438-86 for the lands at 1117 & 1119 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment found in Attachment #1 to the Supplementary Report dated March 27, 2017.
2. City Council delete Toronto and East York Community Council Recommendation 3 and replace it with the following:
 3. City Council amend Zoning By-law 569-2013 for the lands at 1117 & 1119 Gerrard Street East substantially in accordance with the draft Zoning By-law Amendment found in Attachment #2 to the Supplementary Report dated March 27, 2017.
3. City Council delete Toronto and East York Community Council Recommendation 5 and replace it with the following:
 5. Before introducing the necessary Bills to City Council for enactment, City Council require that the owner and the City enter into an agreement under Section 37 of the Planning Act to secure the following community benefits:
 - i. The owner shall provide and maintain on the site or on the lands known as 1117 Gerrard Street East 35 new Affordable Housing Units, comprising of 35 one-bedroom dwelling units, from the date of first occupancy and for a period of at least 25 years, as generally shown on the plans dated August 26, 2016 for that site submitted to the City Planning Division. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - ii. The owner shall provide and maintain the 29 existing Social Housing Units, from the date of the Zoning By-Law coming into full force and effect, and 1 new Affordable Housing Unit, from the date of the issuance of the above-grade building permit for 1117 Gerrard Street East, at 1119 Gerrard Street East as rental housing for the period of at least 25 years with all associated facilities and amenities building improvements to be secured for the rental housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential

rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;

- iii. The Owner shall expand the existing laundry room at 1119 Gerrard Street East to include at least four washers and 4 dryers prior to occupancy of the new building at 1117 Gerrard Street East;
 - iv. The Owner shall renovate the existing rooftop at 1119 Gerrard Street East as illustrated in the August 26, 2016 Floor Plans to include at least two BBQs and patio furniture prior to occupancy of the new building at 1117 Gerrard Street East;
 - v. The Owner shall make available all indoor and outdoor amenity spaces as illustrated in the August 26, 2016 Floor Plans for the new building at 1117 Gerrard Street East to tenants of both 1117 Gerrard Street East and 1119 Gerrard Street East without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings;
 - vi. The Owner shall provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
 - vii. The Owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
4. City Council, as determined through Section 34(17) of the *Planning Act*, provide no further notice with respect of the proposed by-laws found in Attachments #1 and #2 of the Supplementary Report dated March 27, 2017.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on February 22, 2017, Toronto and East York Community Council (TEYCC) adopted items TE22.8 and TE22.9, which relate to 1117 & 1119 Gerrard Street East and 835 & 841 Queen Street East, respectively. The recommendations pertaining to item TE22.8 included the adoption of Official Plan and Zoning By-law Amendments, in support of the development proposal at 1117 & 1119 Gerrard Street East, and for the Deputy City Manager, Cluster A, to report directly to City Council on options, resources and timing of a temporary relocation of the Parent Resource Centre as it relates to the development. The recommendations pertaining to item TE22.9 included approving the rental housing demolition application at 835 Queen Street East, and for the Director, Affordable Housing Office, to report directly to Council on the Applicant entering into a Local Agency Housing Agreement with the City of Toronto, which would set out a multi-site affordable housing action plan.

The final reports for both applications, as well as the full recommendations, can be accessed at the following links:

Item TE22.8 - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.8>

Item TE22.9 - <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.9>

ISSUE BACKGROUND

City Planning staff provided two final recommendation reports to Toronto and East York Community Council (TEYCC) on February 22, 2017 that supported the development proposal at 1117 & 1119 Gerrard Street East and the rental housing demolition permit at 835 & 841 Queen Street East, items TE22.8 and TE22.9 respectively.

The development application at 1117 & 1119 Gerrard Street East proposes to demolish the existing building (the former Riverdale United Church) at 1117 Gerrard Street East and to develop the lands with a five-storey mixed-use building with a height of 18.5 metres (22 metres to the top of the mechanical penthouse). The proposed building will contain 35 new affordable housing units, generally intended for low-income seniors, and approximately 235 square metres of community centre space at grade.

The existing building at 1119 Gerrard Street East (Heather Terrace) will be retained and the applicant is proposing the addition of a single new affordable housing unit at grade. The full implementation of the proposal will result in a total of 65 homes (36 new affordable housing units and 29 existing social housing units) at 1117 and 1119 Gerrard Street East. Both buildings are proposed to function as a shared complex for the purposes of parking, waste collection and common outdoor and indoor amenity space. The total FSI for the site is proposed to be 3.6 times the area of the lot.

The original intent of the proposal at 1117 & 1119 Gerrard Street East was for the proposed 36 units to act as an off-site replacement for 36 Social Housing Units that were to be demolished at 835 & 841 Queen Street East.

Since the adoption of the associated items at TEYCC on February 22, 2017, WoodGreen Community Housing Inc. and the City have resolved to enter into a Local Agency Housing Agreement (associated report and agreement to be available at City Council through item TE22.9). As part of the Local Agency Housing Agreement, WoodGreen has agreed that instead of proposing to demolish the existing building at 835 & 841 Queen Street East at this time, they instead intend to repurpose that site for affordable housing and community uses. In the event that WoodGreen decides not to repurpose the site for affordable housing and community uses, WoodGreen has agreed through the Local Agency Housing Agreement, to provide the City with the first option to purchase the site within one year of its application to redevelop the site at 835 & 841 Queen Street East.

As such, WoodGreen requested that their rental housing demolition application at 835 & 841 Queen Street East be referred back to Toronto and East York Community Council for further consideration and that they intend to proceed with the development at 1117 & 1119 Gerrard Street East in the form contemplated in the previous Final Report, dated February 6,

2017, to provide new affordable housing units, rather than replacement units as originally contemplated.

COMMENTS

City Planning staff are supportive of the revised direction noted in the Issue Background section above. Specifically, City Planning staff are still satisfied with the proposed development at 1117 & 1119 Gerrard Street East, irrespective of whether the intended development is to secure replacement social housing units, or provide new affordable housing units. The proposed application represents appropriate development of the subject site and City Planning staff will secure the respective Section 37 matters in accordance with the recommendations outlined above.

The merits of the development proposal at 1117 & 1119 Gerrard Street East are reviewed in the report entitled "1117 and 1119 Gerrard Street East - Official Plan Amendment, Zoning Amendment Applications – Final Report", dated February 6, 2017, and available at the following link:

<http://www.toronto.ca/legdocs/mmis/2017/te/bgrd/backgroundfile-101267.pdf>

City Planning staff are also supportive of the Local Agency Housing Agreement and intend to continue to work with the applicant and relevant City Divisions to secure appropriate development at 835 & 841 Queen Street East in the future.

The changes discussed above necessitated minor amendments to the draft Zoning By-laws, noted in Attachments #1 and #2 to this report. The amendments to the Zoning By-laws are required to update the terminology used for consistency and to update the Section 37 provisions section to reflect the revised Section 37 requirements, discussed above. These modifications will ensure the City secures new Social Housing Units at the subject site.

CONTACT

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SIGNATURE

Jennifer Keesmaat, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment (438-86)
Attachment 2: Draft Zoning By-law Amendment (569-2013)

Attachment 1: Draft Zoning By-law Amendment (438-86)

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 former City of Toronto Zoning By-law No. 438-86 as amended, with respect to the lands municipally known in the year 2017 as 1117 and 1119 Gerrard Street East

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 with respect to the lands municipally known in the year 2017 as 1117 and 1119 Gerrard Street East; 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 and/or density of development; and

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 or density 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 matter 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 or density of development, a 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 increases in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 438-86, as amended, and by By-law No. 640-91, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the land and the City of Toronto (hereinafter referred to as the "City"); and

WHEREAS the Council of the *City* has required the owner of the aforesaid lands to enter into one or more agreements for the provision of certain facilities, services and matters in return for the increases in height and density permitted by this By-law; and

WHEREAS the Council of the *City* at its meeting on March 9, 2017 has determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to the lands known municipally in the year 2017 as 1117 and 1119 Gerrard Street East;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the *owner* of the *lot* of the facilities, services and matters set out in Schedule A hereof, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act*.
2. Upon execution and registration of an agreement or agreements between the *City* and the *owner* of the *lot* on title to the *lot* pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services and matters set out in Schedule A hereof, the *lot* is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a *building permit*, such building may not be erected or used until the *owner* of the *lot* has satisfied the said requirements.
3. Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement(s) entered into with the *City* pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
4. Height and Minimum Lot Frontage Map 52G - 322 contained in Appendix 'B' of *By-law No. 438-86*, as amended, is further amended in accordance with Map 2 forming part of this By-law.
5. Except as otherwise provided herein, the provisions of *By-law No. 438-86* shall continue to apply to the *lot*.
6. *By-law No. 640-91* shall apply for the existing building on the *lot*.
7. None of the provisions of Sections 2(1) with respect to the definitions of *social housing*, *community centre*, *front lot line* and *grade*, and Sections 4(2), 4(4)(b), 4(4)(c), 4(6), 4(12), 4(13), 4(14), 4(16), 4(17), 6(1), 6(3) Part I(1), 6(3) Part II, 6(3) Part III (1) and 3(c), and S.13: 640-91 of *By-law No. 438-86*, shall apply to prevent the erection and use of two residential *buildings* containing *social housing units* and a *community centre* on the lands municipally known in the year 2017 as 1117 and 1119 Gerrard Street East, hereinafter referred to as the *lot*, and as shown on Map 1 attached hereto and forming part of this by-law, including uses *accessory* thereto, provided that:
 - (a) the *buildings* on the *lot* shall be comprised of the *building addition*, on the lands municipally known in the year 2017 as 1117 Gerrard Street East, and the *existing*

building, on the lands municipally known in the year 2017 as 1119 Gerrard Street East;

- (b) the *building addition* shall contain *social housing* units and a *community centre*;
- (c) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the *lot* shall not exceed 4,700 square metres, of which:
 - i. the total *residential gross floor area* erected or used on the *lot* shall not exceed 2,190 square metres in the *existing building*;
 - ii. the total *residential gross floor area* erected or used on the *lot* shall not exceed 2,220 square metres in the *building addition*;
 - iii. the total *non-residential gross floor area* erected or used on the *lot* shall be a minimum of 235 square metres and shall not exceed 290 square metres;
- (d) the *residential gross floor area* shall be comprised of 65 *social housing* units on the *lot*;
- (e) no portion of any *dwelling unit* erected or used on the *lot* shall be located below *grade*;
- (f) no portion of the *building addition* or any structure erected or used above *grade* on the *lot* shall exceed the *height* limits above *grade* in metres as specified by the numbers following the symbol "H" as shown on attached Map 2, with the exception of the following:
 - i. parapets, green roof elements, stair shafts, roof anchors, a roof top air cooler chiller and a roof top unit for ventilation and associated mechanical penthouse and equipment overrun may extend to a maximum of 3.5 metres beyond the *height* shown on Map 2
- (g) the *height* of the *existing building*, inclusive of all roof materials, shall not exceed the height of such building as it existing on the *lot* in the year 2017;
- (h) no portion of the *building addition* or any structure erected or used on the *lot*, above *grade* or above finished ground on the *lot*, shall be located other than wholly within the areas delineated by the building envelope on Map 2, with the exception of the following:
 - i. canopies, benches and planters may extend beyond the heavy lines shown on Map 2, and in association with the approved Site Plan that forms part of any Site Plan Agreement associated with the *lot*;
- (i) *residential amenity space* shall be provided as follows:

- i. a minimum 2 square metres of indoor *residential amenity space* shall be provided for each *social housing* unit erected on the *lot* in a multi-purpose room or rooms that may or may not be contiguous, and that will collectively contain a kitchenette and a washroom;
 - ii. a minimum of 2 square metres of outdoor *residential amenity space* shall be provided for each *social housing* unit erected on the *lot* in a location that may or may not adjoin or be directly accessible from indoor *residential amenity space*;
 - (j) a minimum of 12 *bicycle parking spaces* shall be provided and maintained on the *lot* for residents and staff of and visitors to the *lot* in accordance with the following:
 - i. a minimum of six (6) *bicycle parking spaces – visitor* shall be provided on the *lot*, at grade;
 - ii. a minimum of six (6) *bicycle parking spaces – occupant* shall be provided on the *lot*, below grade;
 - (k) a minimum total of five (5) *parking spaces* for residents and visitors of the *lot* shall be provided and maintained on the *lot* in accordance with the following:
 - i. one (1) accessible *parking space* shall be provided with minimum parking dimensions of:
 - Length – 6.0 metres;
 - Width – 3.7 metres;
 - ii. despite the definition of *parking space* in Section 2(1) of By-law 438-86, and the minimum dimensions of a *parking space* accessed by a two-way drive aisle having a width of less than 6.0 metres in Section 4(17) of By-law 438-86, four *parking spaces* shall be provided with minimum parking dimensions of:
 - Length – 6.0 metres;
 - Width – 2.6 metres;
 - (k) a minimum of 14% of the area of the *lot* shall be maintained as *landscaped open space*.
8. Notwithstanding the definitions provided in Section 2(1) of *By-law No. 438-86*, as amended, for the purposes of this By-law the following definitions will apply to the *lot* unless indicated otherwise in this By-law. Where italicized terms referred to in this By-law are not defined in this By-law, the definitions provided in Section 2(1) of *By-law No. 438-86*, will apply:

- i. “*social housing*” means a *dwelling unit(s)* owned and operated by or on behalf of the City of Toronto, or by a non-profit agency in cooperation with the City of Toronto or a private sector organization in cooperation with the City of Toronto or other government agency or level of government;
 - ii. “*Building Addition*” means any building or structures, other than the *Existing Building*, above and below *grade*, located within the heavy lines shown on Map 2 as the *Building Addition*;
 - iii. “*community centre*” means a building, or portion thereof, used for community activities including, but not limited to, arts, crafts, physical, social, charitable, education activities and the River-oak Parent Child Centre Inc. or other community uses that provides programming for parents and children and operated by a local non-profit that serves the area, and not used for a commercial purpose;
 - iv. “*Existing Building*” means the existing apartment building, subject to internal modifications or alterations that do not result in any additional *gross floor area*, except as provided herein, located on the lot in the year 2017 as shown on Map 2;
 - v. “*grade*” means 89.00 metres above Canadian Geodetic Datum; and,
 - vi. Each word or expression which is italicized in this By-law shall have the same meaning as each word or expression as defined in the aforesaid By-law No. 438-86, as amended, unless otherwise defined in this By-law.
- 9.** Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred.
- 10.** Within the *lot*, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

JOHN TORY,
Mayor

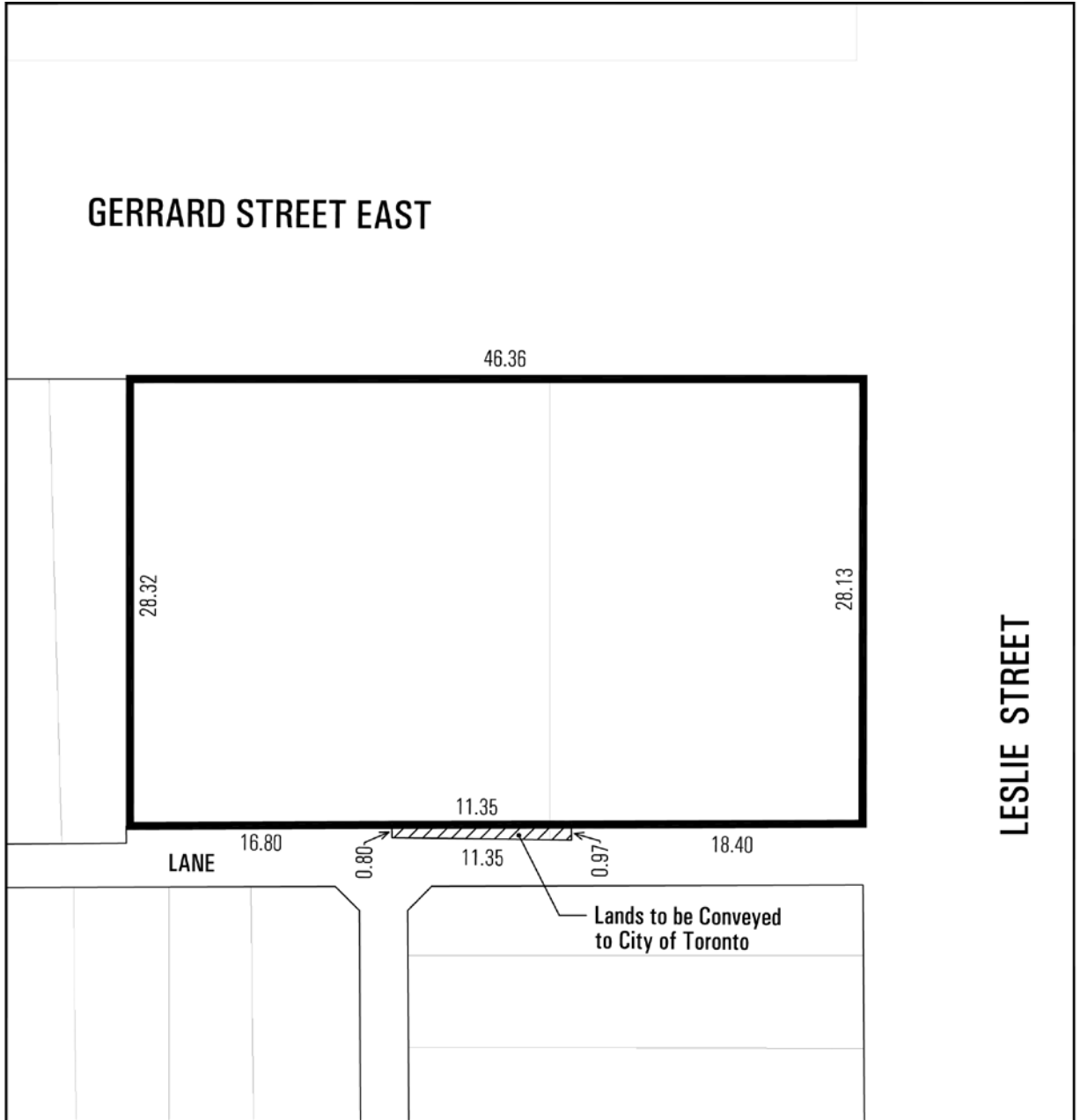
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE A
Section 37 Provisions

The facilities, services and matters set out herein are required to be provided by the *owner* of the *lot* at its expense to the *City* in accordance with an agreement or agreements, pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the *City* with conditions providing for indexing escalation of the financial contributions and letters of credit, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of agreement:

- i. The owner shall provide and maintain on the site or on the lands known as 1117 Gerrard Street East 35 new Affordable Housing Units, comprising of 35 one-bedroom dwelling units, from the date of first occupancy and for a period of at least 25 years, as generally shown on the plans dated August 26, 2016 for that site submitted to the City Planning Division. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;;
- ii. The owner shall provide and maintain the 29 existing Social Housing Units, from the date of the Zoning By-Law coming into full force and effect, and 1 new Affordable Housing Unit, from the date of the issuance of the above-grade building permit for 1117 Gerrard Street East, at 1119 Gerrard Street East as rental housing for the period of at least 25 years with all associated facilities and amenities building improvements to be secured for the rental housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
- iii. The Owner shall expand the existing laundry room at 1119 Gerrard Street East to include at least four washers and 4 dryers prior to occupancy of the new building at 1117 Gerrard Street East;
- iv. The Owner shall renovate the existing rooftop at 1119 Gerrard Street East as illustrated in the August 26, 2016 Floor Plans to include at least two BBQs and patio furniture prior to occupancy of the new building at 1117 Gerrard Street East;
- v. The Owner shall make available all indoor and outdoor amenity spaces as illustrated in the August 26, 2016 Floor Plans for the new building at 1117 Gerrard Street East to tenants of both 1117 Gerrard Street East and 1119 Gerrard Street East without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings;
- vi. The Owner shall provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- vii. The Owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

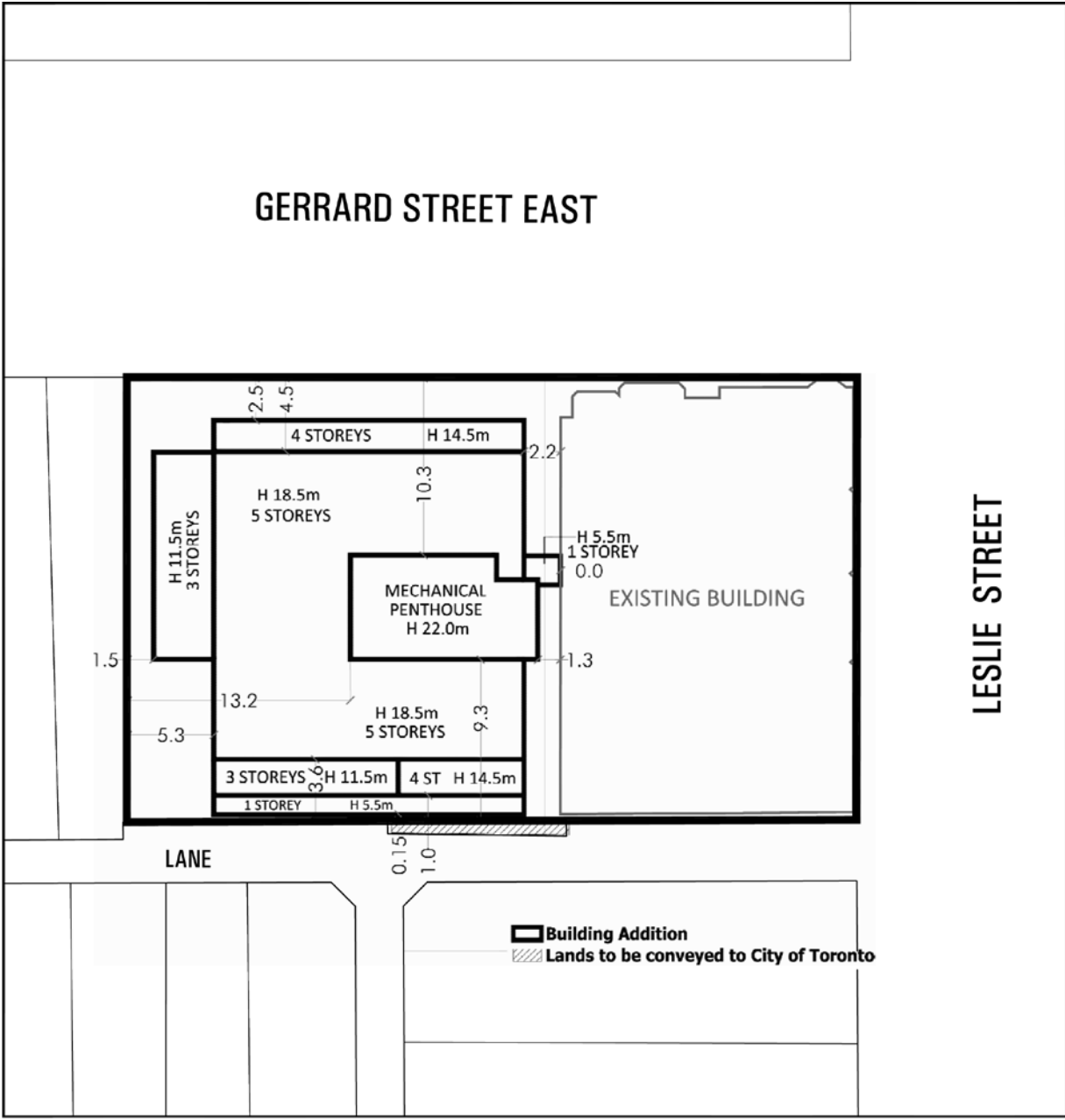


TORONTO
Map 1

1117 and 1119 Gerrard Street East

File # 15 256717 STE 30 0Z

City of Toronto By-Law 438-86
Not to Scale
02/21/2017



Toronto
Map 2

1117 and 1119 Gerrard Street East

File # 15 256717 STE 30 OZ

City of Toronto By-Law 438-86
Not to Scale
02/21/2017

Attachment 2: Draft Zoning By-law Amendment (569-2013)

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-20XX

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as, 1117 and 1119 Gerrard Street East

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 and density 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 and density 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 or density 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 and density 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 (hereinafter referred to as the "City");

Whereas the Council of the City has required the owner of the aforesaid lands to enter into one or more agreements for the provision of certain facilities, services and matters in return for the increases in height and density permitted by this By-law;

Whereas pursuant to Section 39 of the *Planning Act*, the council of a Municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are municipally known in 2017 as 1117 & 1119 Gerrard Street East, as outlined by heavy black lines on Diagram 1 attached to and forming part of 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 on Diagram 1 to R (d3.6) (x35), as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding a new exception 35 to Article 900.2.10 so that it reads:

Exception R 35

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 1117 and 1119 Gerrard Street East, if Section 6 and Schedule A of by-law [Clerks to supply by-law ##], are complied with, none of the provisions of Clause and Regulations 10.5.40.40(4), 10.5.40.60(2)(B), 10.5.40.60(3)(B), 10.5.40.70, 10.5.50.10(4) and (5), 10.5.80.1(2), 10.5.80.10(2), 10.5.80.30(1), 10.5.100.1(5), 10.10.20.100(3), 10.10.40.10(1), 10.10.40.30(1)(B), 10.10.40.40(1), 10.10.40.50(1)(A)(B), 10.10.40.70(1)(2)(3), 10.10.40.80, 200.5.1, 200.5.1.10(2)(A)(B)(D) and (12), and Chapter 220, apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in (B) to (R) below;
- (B) The **lot** consists of the lands delineated by heavy lines on Diagram 1 of by-law [Clerks to supply by-law ##];
- (C) The **building** is comprised of the existing **building** and the **building** addition as shown on the attached Diagram 3 of by-law [Clerks to supply by-law ##];
- (D) The total **gross floor area** of all **buildings** and **structures** must not exceed 4,700 square metres and:
 - (i) The total **gross floor area** for residential uses must not exceed 4,400 square metres;
 - (ii) The total **gross floor area** for non-residential uses must be a minimum of 235 square metres and not exceed 290 square metres;

- (E) The residential **gross floor area** is comprised of 65 social housing **dwelling units** on the **lot**;
- (F) The **gross floor area** for non-residential uses must be comprised of a minimum 235 square metres for a **community centre** use that is operated by a local non-profit organization;
- (G) The height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 89.00 metres
- (H) The total height of the **building** or **structure** must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (I) Despite (H) above, parapets, green roof elements, stair shafts, roof anchors, a roof top air cooler chiller and a roof top unit for ventilation and associated mechanical penthouse and equipment overrun may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law [Clerks to insert By-law ##] by 3.5 metres;
- (J) The height of the existing **building** must not exceed the height of that **building** as it existed on the date of the enactment of by-law [Clerks to supply by-law ##];
- (K) Minimum **building setbacks** must be provided as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (L) Despite (K) above, canopies may encroach beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##] by 1.5 metres;
- (M) Despite (K) above, benches and planters may encroach beyond the heavy lines shown on Diagram 3 of By-law [Clerks to insert By-law ##] by 3.0 metres;
- (N) Despite 10.10.40.50(1), **amenity space** must be provided and maintained in accordance with the following:
 - (i) Indoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The indoor **amenity space** may be in a multi-purpose room or rooms and at least one room must collectively contain a kitchen and a washroom; and
 - (ii) Outdoor **amenity space** at a minimum of 2 square metres for each **dwelling unit**. The outdoor **amenity space** must be provided and maintained on the **lot** in a location that may or may not adjoin or be directly accessible from indoor **amenity space**;

- (O) Despite regulation 230.5.10.1 (1) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
 - (i) A minimum of 6 long-term **bicycle parking spaces** must be provided below grade for residents; and
 - (ii) A minimum of 6 short-term **bicycle parking spaces** must be provided at grade for visitors;
- (P) Despite 200.5.10.1(1), 200.5.10.1(5), and Section 200.15, as may be amended from time to time, **parking spaces** must be provided and maintained in accordance with the following:
 - (i) A minimum of 5.0 **parking spaces** must be provided, subject to the following:
 - (ii) One (1) accessible **parking space** must be provided with minimum parking dimensions of:
 - Length – 6.0 metres;
 - Width – 3.7 metres;
 - (iii) Four (4) **parking spaces** must be provided with minimum parking dimensions of:
 - Length – 6.0 metres;
 - Width – 2.6 metres;
- (Q) A minimum of 14% of the area of the **lot** shall be maintained as **landscaping**;
- (R) A temporary sales office is permitted on the lot for a maximum of 3 years.

5. By-law [Clerks to insert By-law ##] shall apply to all of the lands collectively regardless of future severance, partition or division.

Prevailing By-law and Prevailing Sections:

(A) The lands must comply with exception 900.2.10(7).

6. Section 37 Provisions

(A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development 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 and 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; and
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

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

Name,

Speaker

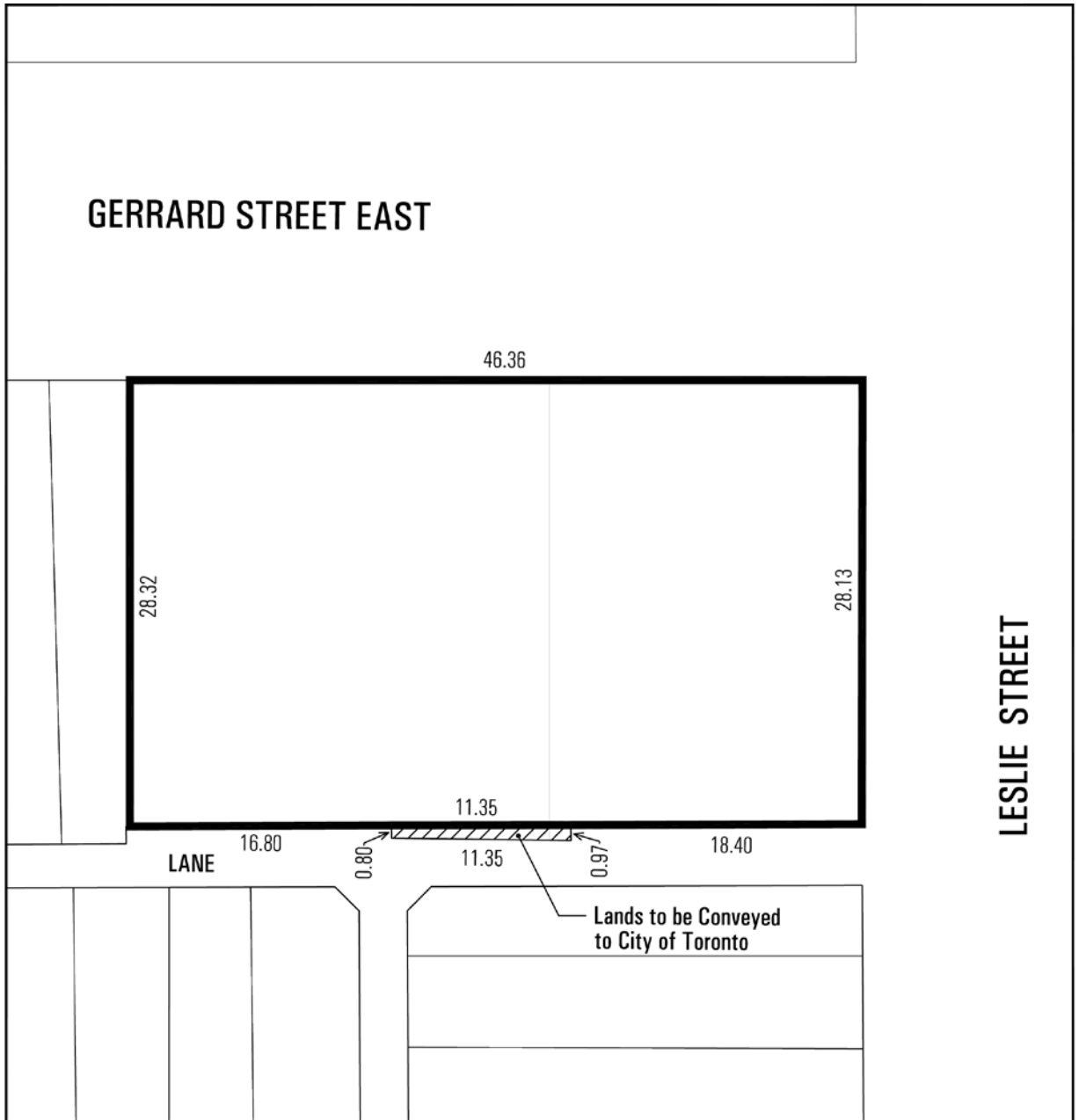
Ulli S. Watkiss,
City Clerk

(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 and density of the proposed development on the lands as shown in Diagram 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- i. The owner shall provide and maintain on the site or on the lands known as 1117 Gerrard Street East 35 new Affordable Housing Units, comprising of 35 one-bedroom dwelling units, from the date of first occupancy and for a period of at least 25 years, as generally shown on the plans dated August 26, 2016 for that site submitted to the City Planning Division. Any revision to these plans must be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- ii. The owner shall provide and maintain the 29 existing Social Housing Units, from the date of the Zoning By-Law coming into full force and effect, and 1 new Affordable Housing Unit, from the date of the issuance of the above-grade building permit for 1117 Gerrard Street East, at 1119 Gerrard Street East as rental housing for the period of at least 25 years with all associated facilities and amenities building improvements to be secured for the rental housing units, at no extra cost to the existing tenants, and with no applications for demolition or conversion from residential rental use, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and the City Solicitor;
- iii. The Owner shall expand the existing laundry room at 1119 Gerrard Street East to include at least four washers and 4 dryers prior to occupancy of the new building at 1117 Gerrard Street East;
- iv. The Owner shall renovate the existing rooftop at 1119 Gerrard Street East as illustrated in the August 26, 2016 Floor Plans to include at least two BBQs and patio furniture prior to occupancy of the new building at 1117 Gerrard Street East;
- v. The Owner shall make available all indoor and outdoor amenity spaces as illustrated in the August 26, 2016 Floor Plans for the new building at 1117 Gerrard Street East to tenants of both 1117 Gerrard Street East and 1119 Gerrard Street East without the need to pre-book or pay a fee, unless specifically required as customary practices for private bookings;
- vi. The Owner shall provide a Construction Mitigation Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division; and
- vii. The Owner shall provide a Tenant Communication Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

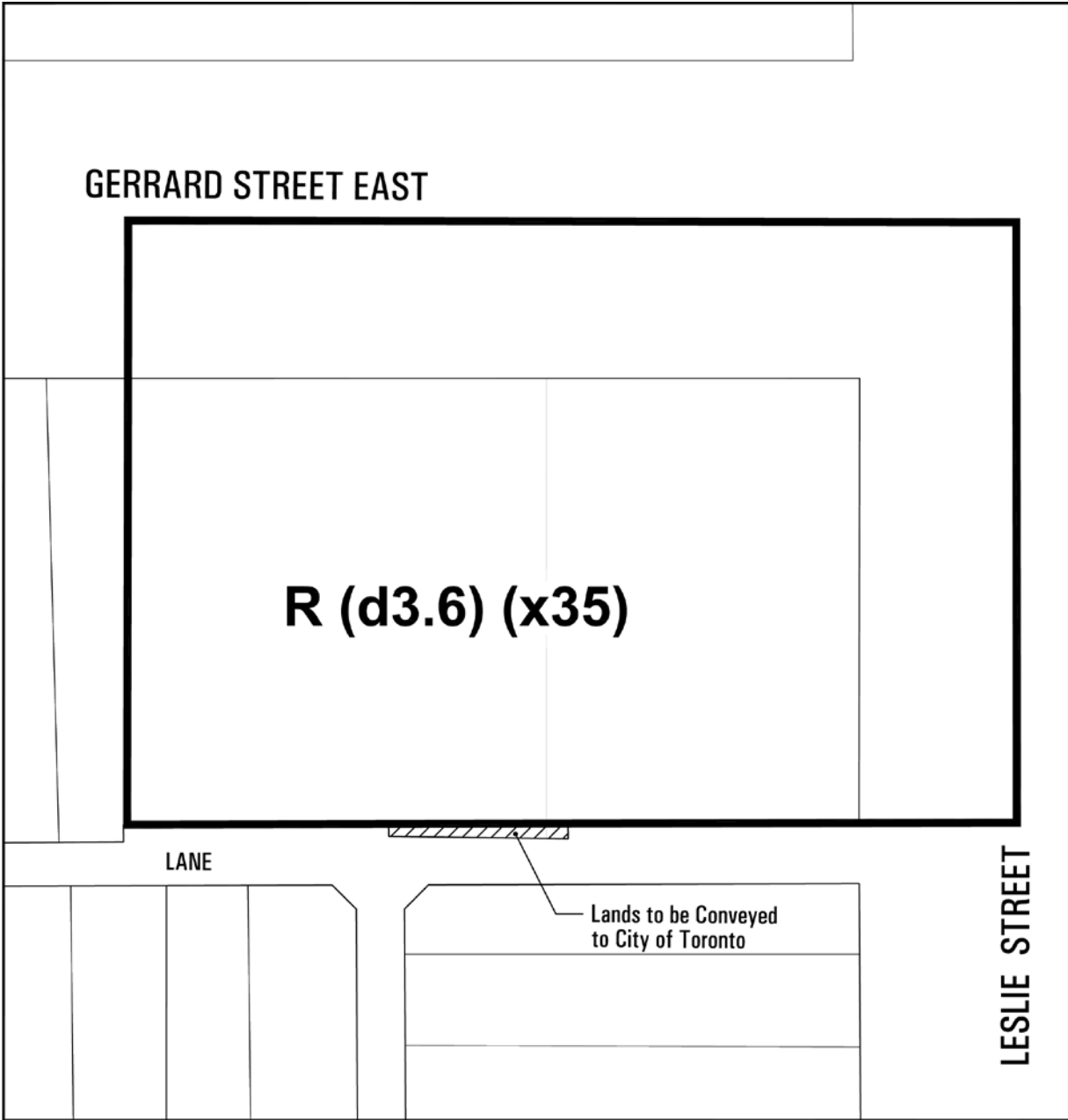


Toronto
Diagram 1

1117 and 1119 Gerrard Street East

File # 15 256717 STE 30 0Z

City of Toronto By-Law 569-2013
Not to Scale
02/17/2017

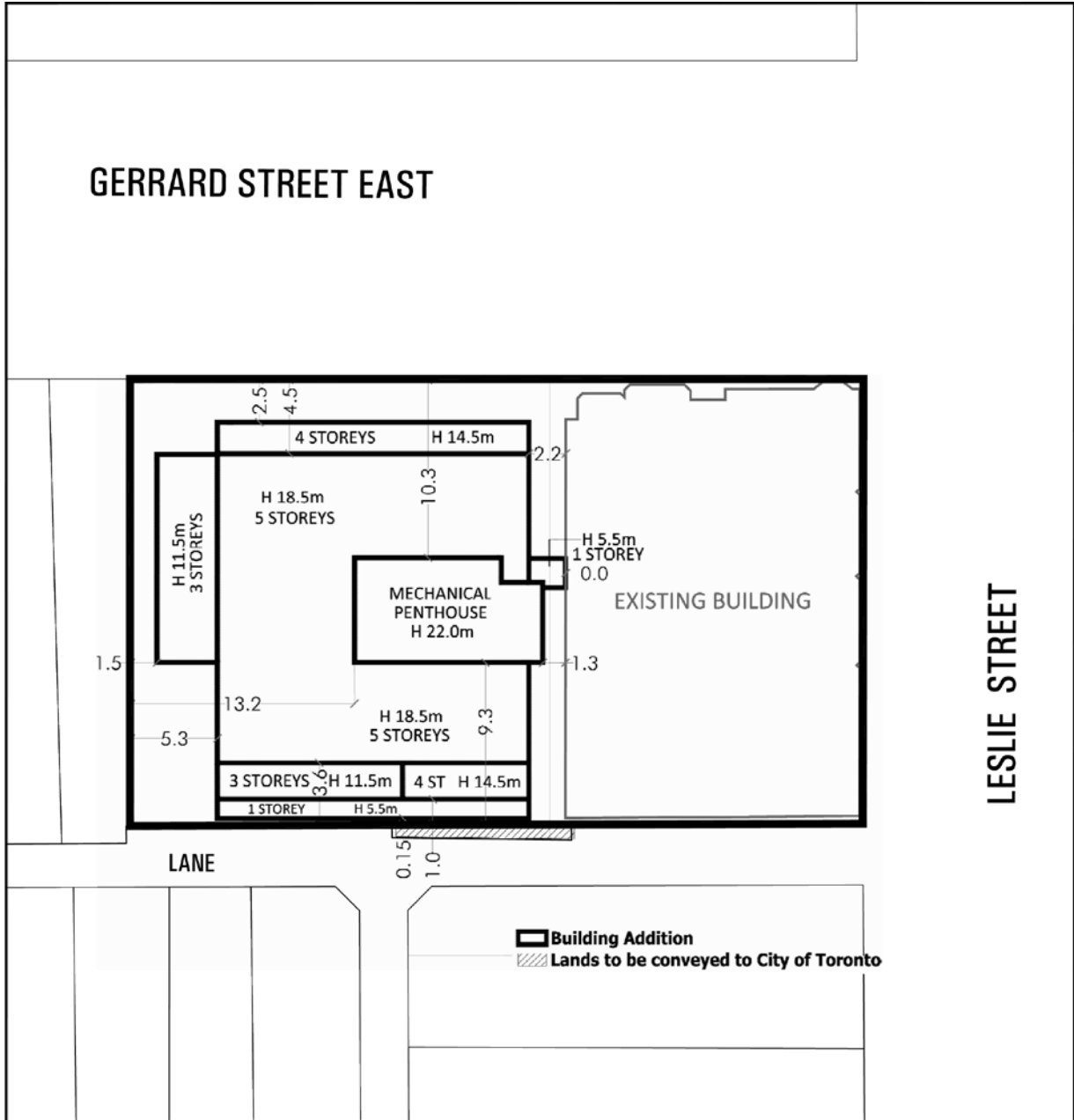


Toronto
 Diagram 2

1117 and 1119 Gerrard Street East

File # 15 256717 STE 30 OZ

City of Toronto By-Law 569-2013
 Not to Scale
 02/17/2017



Toronto
Diagram 3

1117 and 1119 Gerrard Street East

File # 15 256717 STE 30 OZ

City of Toronto By-Law 569-2013
Not to Scale
02/17/2017