

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-2014

To amend former City of Toronto Zoning By-law 438-86, as amended by By-law 1556-2012 (OMB), with respect to the lands municipally known in the year 2017 as 357 – 363 King Street West and 62 Peter 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 Ontario Municipal Board on May 17, 2012, Mar 31, 2012 and June 26, 2012 under OMB Case No. PL110552 adopted By-law No. 1556-2012(OMB) being a By-law "To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands known municipally as 357-363 King Street West and 62 Peter Street" (the "Lands");

Whereas as a condition of By-law No. 1556-2012(OMB) the City of the Toronto and the then owner of the Lands entered into and registered an agreement pursuant to Section 37 of the *Planning Act*; and

Whereas the owner of the Lands, municipally known in 2017 as 357-363 King Street West and 62 Peter Street has applied amongst other matters to amend the site specific by-law provisions respecting the Lands;

The Council of the City of Toronto enacts:

1. Map 1 of By-law No. 1556-2012(OMB) is deleted and replace with the attached Map 1.
2. Map 2 of By-law No. 1556-2012(OMB) is deleted and replace with the attached Map 2.
3. Section 1 is amended to add the following exclusions:
 - i) None of the provisions of Section 4(13) of By-law No. 438-86 shall apply to prevent the erection of use of a *mixed-use building* on the *lot*, including uses accessory thereto.
4. Section 1(d) of By-law No. 1556-2012(OMB) is deleted and replaced with the following:
 - (d) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the lot shall not exceed 25,350 square metres, of which:

- (i) the *residential gross floor area* does not exceed 24,100 square metres and shall not comprise more than 324 *dwelling units* and not more than 2 *dwelling rooms*; and
- (ii) the *non-residential gross floor area* does not exceed 1,250 square metres.

5. Section 1(e)(ii) of By-law No. 1556-2012(OMB) is deleted and replaced with the following:

(e) *Residential amenity space* shall be provided and maintained on the lot for the shared use of the residents of the lot in accordance with the following minimum requirements:

- (i) not less than 710 square metres of indoor *residential amenity space*;
- (ii) not less than 260 square metres of outdoor *residential amenity space*.

6. Section 1(g) of By-law No. 1556-2012(OMB) is deleted and replaced with the following:

(g) Parking on the lot shall be provided and maintained on the lot as follows:

- (i) Notwithstanding the definition of *parking space* in Subsection 2(1) of Zoning By-law No 438-86, *parking spaces* may be provided as *car-share parking spaces*;
- (ii) A minimum of 18 *car-share parking spaces* shall be provided on the lot; and
- (iii) *Car-share* parking spaces may be provided as *tandem parking spaces*.

7. Section 1(h) of By-law No. 1556-2012(OMB) is deleted and replaced with the following:

(h) Bicycle parking shall be provided as follows:

- a. A minimum of 1.0 residential *bicycle parking space-occupant* shall be provided per bedroom;
- b. 33 residential *bicycle parking spaces* shall be *bicycle parking spaces – visitor*;
- c. 10 *bicycle parking spaces* shall be for non-residential uses;
- d. Notwithstanding the definition of “*bicycle parking space*” in Section 2(1) of By-law 438-86, a *bicycle parking space* may be provided in horizontal, vertical, and *stacked bicycle parking spaces*;
- e. Notwithstanding the definition of “*bicycle parking space-occupant*” and “*bicycle parking space – visitor*” in Section 2(1) of By-law 438-86, all *bicycle parking spaces* may be located within a secured room, enclosure, and/or bicycle locker.

8. Despite the requirements set out in Section 4(17) to By-law 438-86, the minimum width of a drive aisle may be 5.2 metres.

9. Section 6 of By-law No. 1556-2012(OMB) is amended by adding the following definitions:

(e) “*car-share*” means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available to at least the occupants of the building for short term rental, including hourly rental;

(f) “*car-share parking space*” means a parking space exclusively reserved and signed for a car or cars used only for *car-share* purposes, having a minimum dimensions of 2.2 metres in width, 2.9 metres in length, and having a vertical clearance of 2.1 metres, with the exception of a minimum of 2 car-share spaces which will have minimum dimensions of 4.6 metres in length, 2.6 metres in width, and have a vertical clearance of 2.1 metres.

(g) “*stacked bicycle parking space*” means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*, and shall have the following dimensions:

- i) a minimum width of 0.6 metres;
- ii) a minimum length of 1.7 metres;
- iii) a combined minimum height of 1.9 metres for two *stacked bicycle parking spaces*;

(h) “*tandem parking space*” means a parking space that is only accessed by passing through another parking space from a street, lane, drive aisle or driveway.

ENACTED AND PASSED this ____ day of _____, 2017.

FRANCIS NUNZIATA, ULLI S. WATKISS
Speaker City Clerk
(Seal of the City)