

Attachment 5: Draft Zoning By-law Amendment

CITY OF TORONTO

Bill No. ~

BY-LAW XXXX-2017

To amend City of Toronto By-law 1366-2017 which amended former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2016 as 500 Lake Shore Boulevard West

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*;

The Council of the City of Toronto enacts as follows:

1. City of Toronto By-law 1366-2015 amending former City of Toronto By-law 438-86, as amended, is amended as follows:

- a. Section 1(b) is deleted in its entirety and replaced with the following:

“(b)The total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 77,200 square metres exclusive of any area used above or below *grade* for parking or a *commercial parking garage* provided that:

- i. the total *residential gross floor area* shall not exceed 53,500 square metres;
- ii. the total *non-residential gross floor area* shall not exceed 23,700 square metres.”

- b. The following new Sections 1. (s), (t), (u), and (v) are inserted following Section 1. (r), as follows:

“(s) Notwithstanding Section 1(i) above:

- i. a minimum of 529 *parking spaces* will be provided and maintained for all uses permitted on the *lot* at the time of full build-out.

(t) Notwithstanding Section 1(i)(i) above:

- i. a minimum of 245 *parking spaces* for non-residential uses will be provided and maintained on-site; and,
- ii. a minimum of 3 *car-share parking spaces* will be provided and maintained on-site.

(u) a maximum of 26 *parking spaces* may be located on the surface level of the *lot*, of which, one (1) *parking space* may have a minimum length of 5.1 metres.

“(v) Notwithstanding any other provisions in this By-law, no surface *parking space* shall be located at within 1.2 metres of a *lot* line.”

2. Map 2 of By-law 1366-2015 is deleted and replaced with Map 2 attached hereto and forming part of this By-law.
3. Except as otherwise provided herein, the provisions of By-law 1366-2015 shall continue to apply to the *lot*, as well as the buildings and structures on the *lot*.

Enacted and passed on month ##, 2017.

Speaker City Clerk

(Seal of the City



