

Attachment 1

Authority: City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2018

To amend the Zoning By-law No. 1252-2017, as amended, with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George 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 Council of the City of Toronto has determined pursuant to Section 34(17) of the *Planning Act* that no further public notice is required;

The Council of the City of Toronto enacts:

1. By-law No. 1252 -2017 is amended in Section 2 by deleting Provision 2 (c) and re-numbering (d) to (u) accordingly, so that it reads:
 - (c) no portion of a building or structure erected on the *lot*, including mechanical penthouse, shall have a greater *height* in metres than the *heights* in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b.
 - (d) no portion of a building or structure erected on the *lot* shall have a greater *height* in metres than the *heights* in metres specified by the numbers following the symbol H on the attached Map 2a and Map 2b except the following structural elements:
 - (i) those structural projections permitted to be outside a *building envelope* by this By-law;
 - (ii) parapets, railings, roof drainage, thermal insulation and roof ballast terraces, terraces, terrace or balcony guards and dividers, planters, stairs, stair enclosures, wall or structure enclosing such elements and railings extending to a maximum vertical projection of 1.2 metres above the *height* limits shown on Map 2a and Map 2b; and
 - (iii) window washing equipment, stair towers, lightning rods, partitions, landscape elements, green roof elements, lighting fixtures, vents, flues, pipes, access roof hatch, outdoor furniture, heating, cooling or ventilating equipment or a fence,

and structures located on the roof used for outside or open air recreation, safety or wind protection purposes, extending to a maximum vertical projection of 2.5 metres above the *height* limits shown on Map 2a and Map 2b.

- (e) despite (d), enclosed building connections between the new building and the existing heritage structures are permitted to extend beyond the heavy lines on Map 2a, Map 2b, Map 3a and Map 3b of By-Law No. XXX-2017 provided the *height* of the connection is no higher than the underside of the eaves of the heritage structure.
- (f) no portion of any building or structure above *grade* in the area identified as Area A may extend beyond the heavy lines on Map 3a and Map 3b of By-law XXX-2017, with the exception of:
 - (i) canopies on the west elevation with a maximum *height* of 5.0 metres above *grade* may encroach a maximum of 5.6 metres into the minimum required building setback.
- (g) despite (d), on the west elevation of the area identified as Area B on Map 3a:
 - (i) for the portion of any building between a height of 12.0 metres and 31.99 metres above *grade*:
 - a. a minimum of 53% of the length of the *main wall* must step back a minimum of 2.0 metres from the *main wall*; and
 - b. a minimum of 29% of the length of the *main wall* must step back a minimum of 1.0 metres from the *main wall*, and
 - c. a maximum of 18% of the length of the *main wall* may step back a minimum of 0.5 metres from the *main wall*.
- (h) on the west elevation of the area identified as Area B on Map 3a:
 - (i) for the portion of any building with a *height* equal to or greater than 32.0 metres above *grade*:
 - a. a minimum of 60% of the length of the *main wall* must step back a minimum of 4.5 metres from the *main wall* of the highest storey of the building located below that point; and
 - b. any parapet wall for a *green roof* must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it by.
- (i) on the east elevation of the area identified as Area C on Map 3a:
 - (i) for the portion of any *building* between a height of 12.0 metres and 31.99 metres above *grade*:

- a. a minimum of 40% of the length of the *main wall* must be set back a minimum of 3.2 metres from the *main wall*; and
 - b. a minimum of 20% of the length of the *main wall* must be set back a minimum of 2.75 metres from the *main wall*, and
 - c. a maximum of 40% of the length of the *main wall* may be set back a minimum of 1.5 metres from the *main wall*.
- (j) any parapet wall for a green roof in the area identified as Area D on Map 3a and Map 3b must step back a minimum of 2.0 metres from the exterior face of the *main wall* of the storey directly below it.
- (k) balconies and terraces are not permitted to extend beyond the areas identified as Area E, Area G and Area H on Map 3b.
- (l) balconies or terraces in the area identified as Area F on Map 3b may extend a maximum of 1.5 metres beyond the lines delineating Area F provided they have minimum height of 12.86 metres above *grade*.
- (m) architectural projections in the area identified as Area G on Map 3b may extend a maximum of 1.2 metres beyond the lines delineating Area G provided they have a minimum height of 12.3 metres above *grade*.
- (n) balconies or terraces on the east elevation of the area identified as Area I on Map 3b:
- (i) may have a maximum width of 9.0 metres; and
 - (ii) may extend beyond the lines delineating Area I, provided they are set back a minimum of 1.5 metres from the rear lot line and have a minimum height of 5.5 metres above *grade*.
- (o) shading devices, eaves, cornices, lighting fixtures, window sills, landscape planters, trellises, stairs, stair enclosures, railings and other minor architectural projections are permitted to extend a maximum of 0.6 metres beyond the heavy lines on Map 2a and Map 3a.
- (p) a solar energy device is permitted to extend a maximum of 1.2 metres beyond the heavy lines on Map 2a and Map 3a, provided it has a minimum height of 5.0 metres above *grade*.
- (q) despite (d) and (e), no portion of any *building* or *structure* shall be erected or used on the *lot* unless it meets the requirements of the Heritage Easement Agreement to the satisfaction of the Manager Heritage Preservation Services.
- (r) a minimum of 161 *parking spaces* must be provided and maintained on the *lot*.

- (s) one *loading space – type "G"*, two *loading space – type "B"* and two *loading space – type "C"* must be provided and maintain on the *lot*.
- (t) a minimum of 2% of the area of the *lot* not covered by a *building* or *structure* must be soft landscaping.

Prevailing By-laws and Prevailing Sections (None Apply)

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

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Attachment 2

Authority: City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend By-law No. 1253-2017, as amended, with respect to the lands municipally known in the year 2017 as 295, 297, 299, 301A, 303, 305, 309, 311, 315, 339 and 349 George 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

WHEREAS Council of the City of Toronto has determined pursuant to Section 34(17) of the *Planning Act* that no further public notice is required;

The Council of the City of Toronto enacts:

1. By-law No. 1253 -2017 is amended in Section 4 under the heading of "Site Specific Provisions" by replacing the period at the end of item (U) with a semi-colon and the word 'and', and adding a new regulation (V) to provide for a maximum permitted floor space index, so that it reads:
 - (U) Despite regulation 80.10.50.10(2), a minimum of 2 percent of the area of the **lot** not covered by a **building** or **structure** must be **soft landscaping**; and
 - (V) Despite regulation 80.10.40.40(1), the maximum permitted floor space index is 5.66.

Prevailing By-laws and Prevailing Sections (None Apply)

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

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)