

Attachment 9 regarding TE33.8

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- 2018

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 502 Adelaide Street West and 119-123 Portland 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

The Council of the City of Toronto enacts:

4. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
5. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
6. 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: CRE (x 18) as shown on Diagram "2" attached to this By-law; and
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number 18, so that it reads:

Exception CRE 18

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 502 Adelaide Street West and 119-123 Portland Street, if the requirements in By-law [Clerks to insert by-law#] are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (P) below;
- (B) Despite Regulation 50.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 89.2 metres and the elevation of the highest point of the **building**;
- (C) Despite Regulation 50.10.40.10(1) the height of any **building** or **structure** on the **lot** must not exceed the maximum height in metres specified by the numbers

following the symbol HT as shown on Diagram 3 of By-law [Clerks to supply by-law ##];

- (D) Despite subsection (C) and Regulation 50.5.40.10(4) the only elements permitted to project vertically beyond the height limits specified on Diagram 3 of By-law [Clerks to supply by-law ##] are the following:
 - i) eaves, cornices, or parapets to a maximum of 1.0 metre within the area identified as "Area A"; and
 - ii) parapets, guardrails, balcony or terrace railings to a maximum of 1.5 metres within the areas identified as "Area C".
- (E) Despite Clause 50.10.40.70 the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to insert By-law Number];
- (F) Regulation 50.10.40.80(3), with respect to distance between windows of **buildings** in King-Spadina does not apply;
- (G) The total combined **gross floor area** of all **buildings** and **structures**, must not exceed 9,800 square metres, of which;
 - i) the total residential **gross floor area** must not exceed 9,500 square metres; and
 - ii) the total non-residential **gross floor area** must not exceed 300 square metres.
- (H) Any applications under Section 34 and/or Section 45 of the *Planning Act* seeking further increases to the **gross floor area** so that the total combined **gross floor area** for the lot is 10,000 square metres or more will be subject to community benefit contribution as per Section 37 of the *Planning Act*.
- (I) A maximum of 105 **dwelling units** are permitted on the **lot**;
- (J) A minimum of 20 percent of all **dwelling units** provided on the **lot** must have 3-bedrooms;
- (K) Despite regulation 50.10.40.50(1) a minimum of 4 square metres of **amenity space** must be provided per **dwelling unit**, of which,
 - (i) a minimum of 85 square metres of outdoor **amenity space** must be provided in a location adjoining or directly accessible to the indoor **amenity space**.
- (L) Despite the parking rates in Table 200.5.10.1 and Regulation 200.5.10.1 (1)(2)(7) **parking spaces** on the **lot** must be provided as follows:
 - (i) a minimum of 22 **parking spaces** for residents;

- (ii) a minimum of 10 **parking spaces** for residential visitors; and
 - (iii) no **parking spaces** are required the for non-residential uses.
- (M) Despite 200.5.1.10(2) the minimum dimensions of a **parking space**, with or without a fixed object within 0.3 metres of the side of the **parking space**, may have the following minimum dimensions:
- i) length of 5.6 metres
 - ii) width of 2.6 metres; and
 - iii) vertical clearance of 2.0 metres
- (N) Despite regulation 220.5.10 one **loading space – Type G** must be provided on the **lot**;
- (O) Despite regulation 200.5.10.1(1) and (5) **bicycle parking spaces** for all **dwelling units** must be provided and maintained on the **lot** in accordance with the following:
- i) a minimum of 1 **bicycle parking spaces**-long-term must be provided within the Mezzanine level for every **dwelling unit** on the **lot**; and
 - ii) a minimum of 11 bicycle **parking spaces**-short-term must be provided on the Parking Level 1 Floor on the **lot**.
- (P) Section 600.10, with respect to tall building regulations in the Downtown does not apply.

Prevailing By-law and Prevailing Sections:

- (A) Section 12(2) 270 of former City of Toronto By-law 438-86.

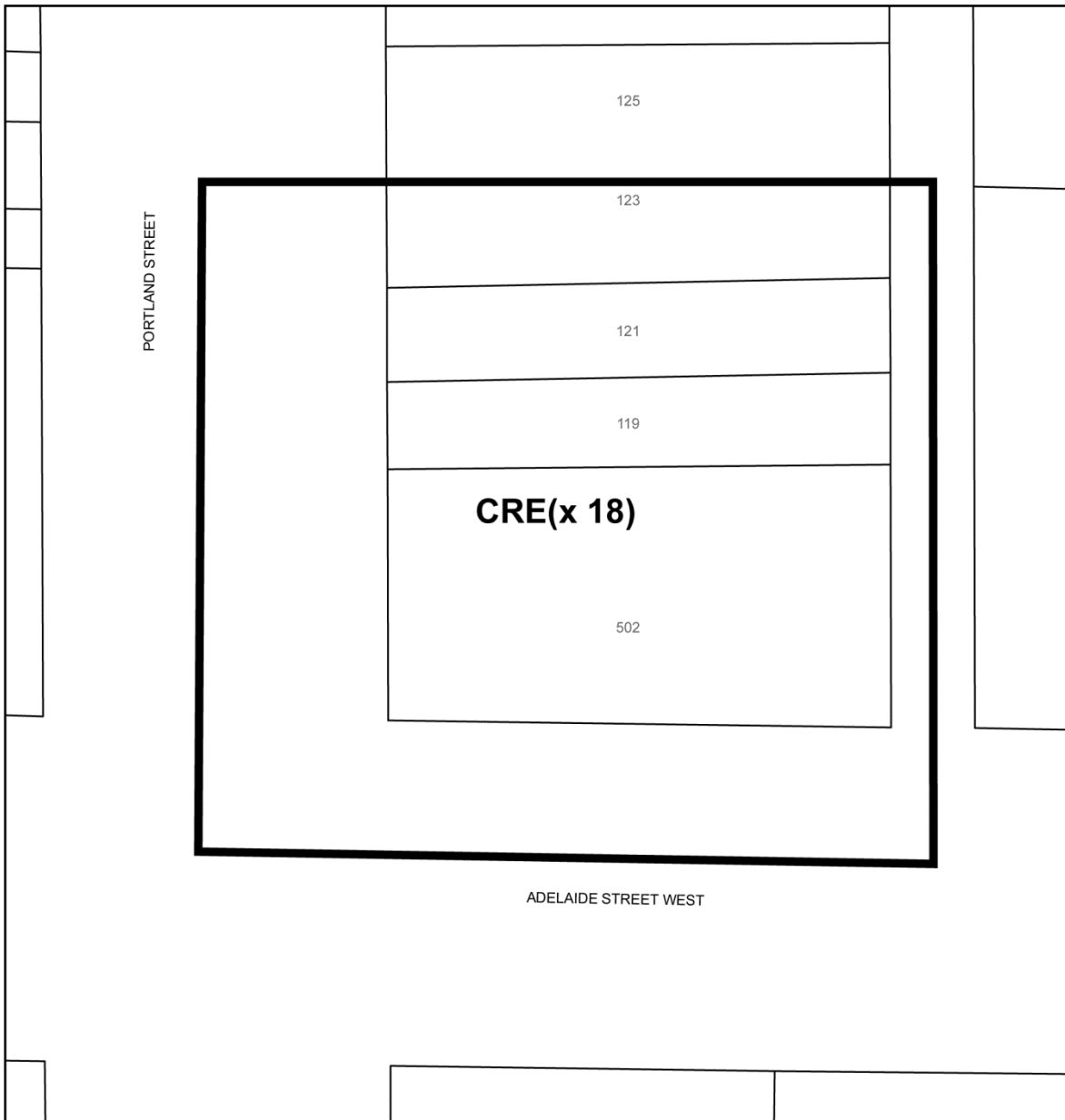
Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

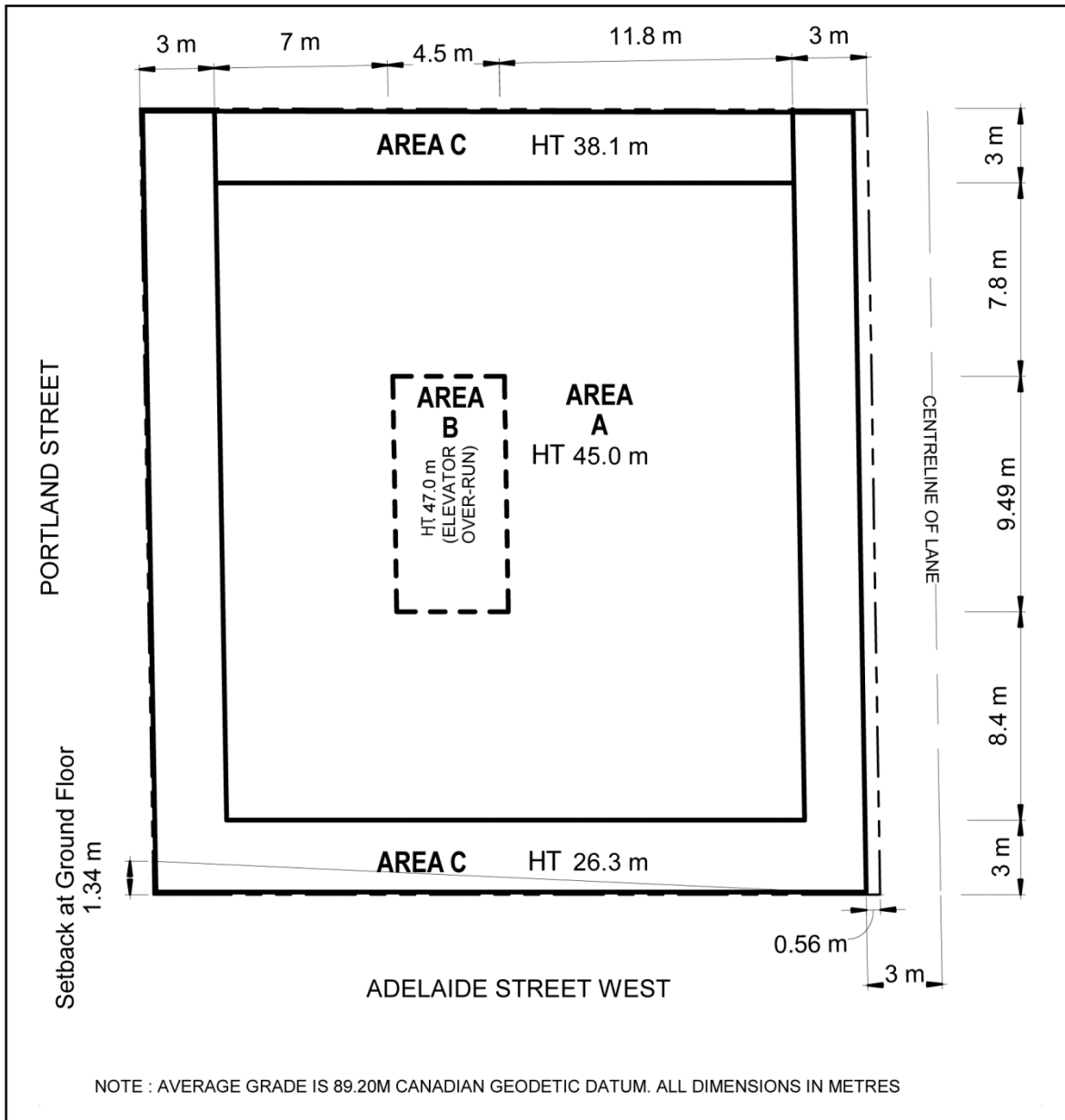




 **TORONTO**
Diagram 2

**502 Adelaide Street West
& 119-123 Portland Street**

File # 16 228717 STE 20 0Z



Toronto
Diagram 3

**502 Adelaide Street West
& 119-123 Portland Street**

File # 16 228717 STE 20 0Z



City of Toronto By-Law 569-2013
Not to Scale
6/05/2018