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 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)
NOTE: AVERAGE GRADE IS 89.20M CANADIAN GEODETIC DATUM. ALL DIMENSIONS IN METRES