

Attachment 10 regarding TE34.18

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2018
Enacted by Council: ~, 2018

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2018

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2018 as 1982-1984 Yonge Street

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law with respect to the lands known municipally in the year 2018 as 1982-1984 Yonge Street; 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*;

WHEREAS Council of the City of Toronto, at its meeting on _____, 2018, determined to amend the former City of Toronto Zoning By-law No. 438-86 with respect to lands known municipally in the year 2018 as 1982-1984 Yonge Street;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Height and Minimum Lot Frontage Map 50K-323 contained in Appendix 'B' of *By-law No. 438-86*, as amended, is further amended in accordance with Map 2 forming part of this By-law.
2. Except as otherwise provided herein, the provisions of *By-law No. 438-86* shall continue to apply to the *lot*.
3. None of the provisions of Sections 2(1) with respect to the definitions of *height* and *grade*, 4(2), 4(3)(a), 4(3)(d), 4(4)(b), 4(4)(c), 4(6), 4(7), 4(13), 8(3) Part I(1), 8(3) Part I(2), 8(3) Part I(3), 8(3) Part II(1), 12(2)(118), 12(2)(119), 12(2)(269), and 12(2)(270) of *By-law No. 438-86*, shall apply to prevent the erection and use of a mixed-use building containing residential and non-residential uses on the lands shown on Map 1 attached hereto, including uses *accessory* thereto, provided:
 - (a) no part of any building or structure erected or used on the *lot* shall exceed the *heights* in metres as specified by the numbers following the symbol "H" shown on the attached Map 2, with the exception of the following:
 - i. Canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, lighting rods, window washing equipment, light fixtures, antennae, flag poles, associated mechanical equipment overrun, elevator/stair overrun and garbage chute overruns may extend to a maximum of 4.0 metres beyond the height stipulated on Map 2;
 - ii. Wind mitigation, vents, roof access, solar panels, mechanical exhausts, flues, fans, chimneys, and parapets around the mechanical elements on the

- rooftop may extend to a maximum of 2.0 metres beyond the height stipulated on Map 2
- iii. Terrace and balcony dividers/privacy screens may extend to a maximum of 2.5 metres beyond the height stipulated on Map 2;
 - iv. Guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of green roof, parapets, cornices, balustrades, bollards, landscape and ornamental features may extend to a maximum of 1.5 metres beyond the height stipulated on Map 2;
- (b) no portion of any building or structure erected or used on the *lot*, above *grade* or above finished ground on the *lot*, shall be located other than wholly within the areas delineated by the building envelope on Map 2, with the exception of the following:
- i. Canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, , light fixtures, antennae, and flag poles may extend to a maximum of 0.6 metres beyond the lines depicting building setbacks/stepbacks shown on Map 2;
 - ii. Cornices, lighting features, trellises, eaves, window sills, guardrails, balustrades, railings, vents, and balconies above a height of 14 metres, may extend a maximum horizontal projection of 1.5 metres beyond the line depicting building setbacks/stepbacks shown on Map 2;
 - iii. awnings, screens, and landscape and ornamental elements may extend a maximum horizontal projection of 3.0 metres beyond the line depicting building setbacks/stepbacks shown on Map 2;
- (c) *Parking spaces* shall be provided and maintained on the *lot* in the following manner:
- i. A minimum of 20 resident *parking spaces*;
 - ii. A minimum of 3 non-resident *parking spaces*;
 - iii. A minimum of 3 resident visitor *parking spaces*;
- (d) 36 *bicycle parking spaces* may be parked in any combination of horizontal, vertical or stacked positions and shall be provided and maintained on the *lot* in the following manner on the site:
- i. A minimum of 30 *bicycle parking spaces – occupant* shall be provided for residential uses, and the spaces may be provided and maintained below *grade* on the *lot*;
 - ii. A minimum of 6 *bicycle parking spaces – visitor* shall be provided for and

maintained on the *lot* at ground level;

- (e) the total combined *residential gross floor area* and *non-residential gross floor area* erected or used on the *lot* shall not exceed 3,300 square metres, of which:
 - i. The total *residential gross floor area* erected or used on the *lot* shall not exceed 2,700 square metres,
 - ii. The total *non-residential gross floor area* erected or used on the *lot* shall not exceed 600 square metres;
 - (f) A minimum of 60 square metres of indoor *residential amenity space* and 60 square metres of outdoor *residential amenity space* must be provided and maintained on the lot;
 - (g) None of the provisions of this By-law shall apply to prevent the construction of a *temporary sales office* on the lands outlined in Map 1.
4. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division occurred;
5. Notwithstanding the definitions provided in Section 2(1) of *By-law No. 438-86*, as amended, for the purposes of this By-law the following definitions will apply to the *lot* unless indicated otherwise in this By-law. Where italicized terms referred to in this By-law are not defined in this By-law, the definitions provided in Section 2(1) of *By-law No. 438-86*, will apply:
- i. "*grade*" means 156.18 metres Canadian Geodetic Datum;
 - ii. "*lot*" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - iii. "*height*" means the vertical distance between *grade* and the highest point of the building roof structure with exception of the permitted projections identified in this By-law;
 - iv. "*temporary sales office*" means a *building, structure*, facility or trailer used for the purpose of the sale or lease of *dwelling units* or the non-residential uses to be erected on the *lot*.
6. Within the lands shown on Map 1, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base

asphalt and are connected to an existing public highway, and

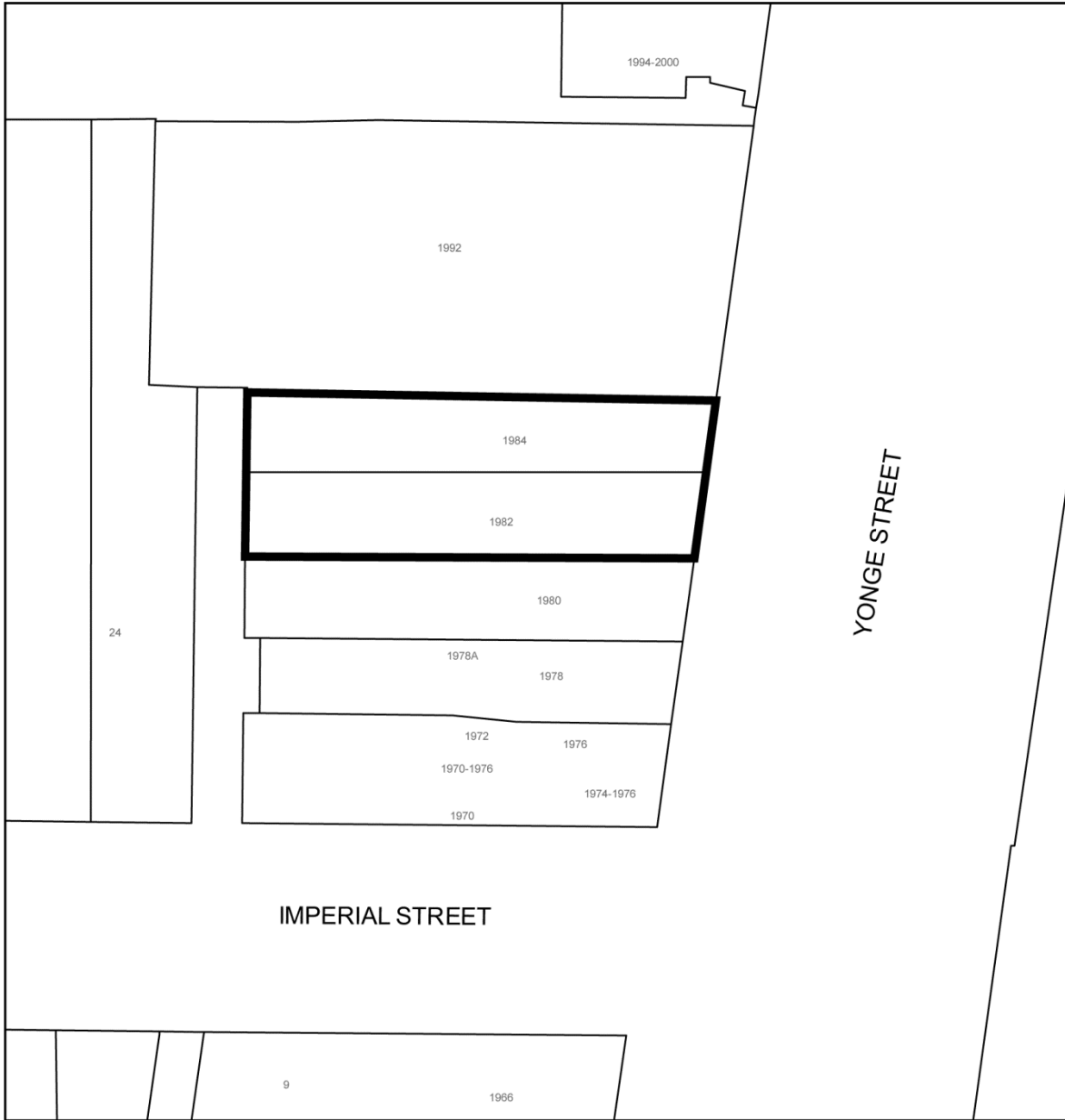
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

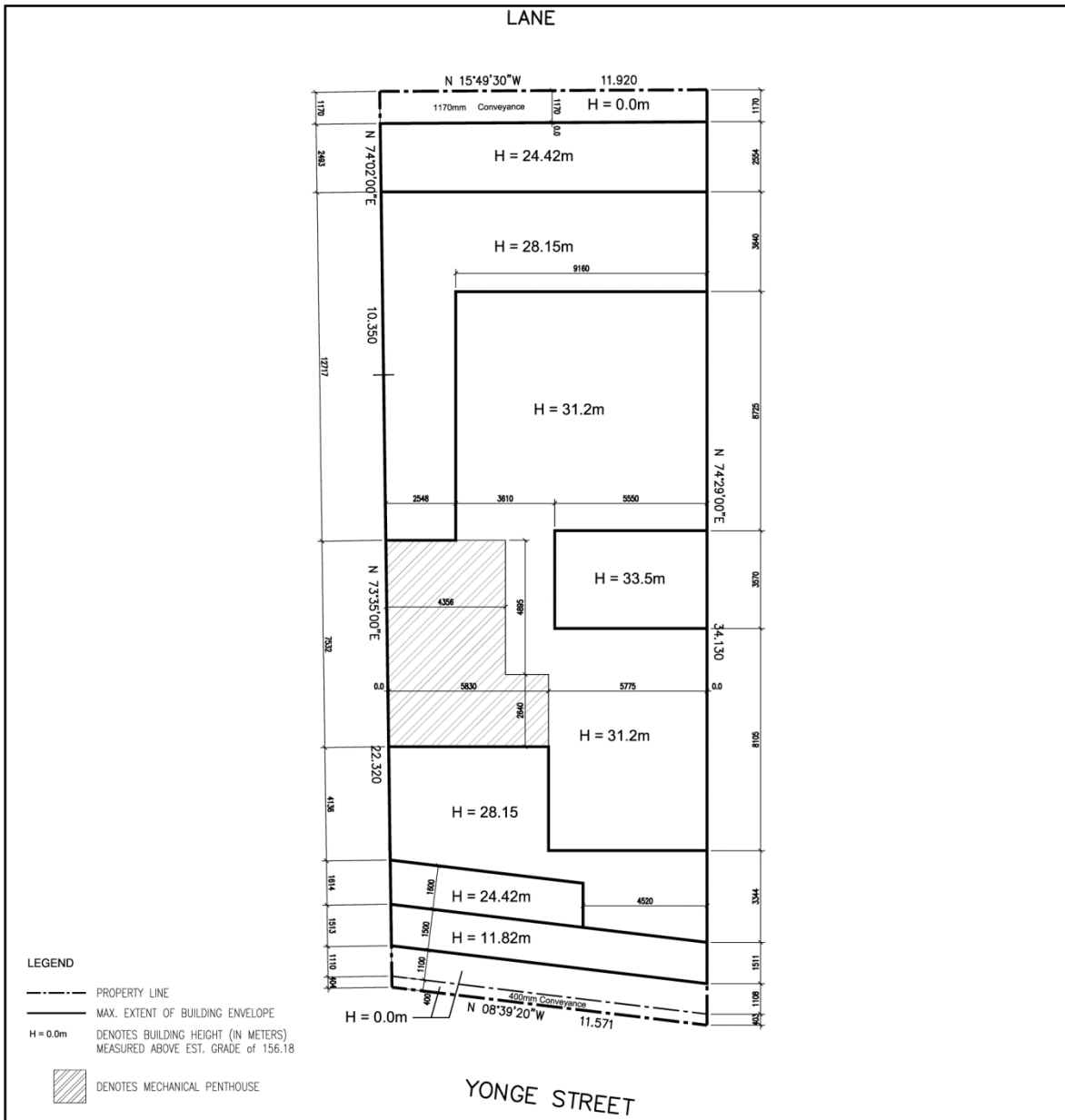
ENACTED AND PASSED this ~ day of ~, A.D. 2018.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





1982-1984 Yonge Street

File # 16 270106 STE 22 0Z