

Attachment 11 regarding TE34.18

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2018]

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as, 1982-1984 Yonge 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 pursuant to Section 39 of the *Planning Act*, the Council of a Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label for 1984 Yonge Street on the Zoning By-law Map in Section 990.10 to "CR 3.0 (c2.0; r2.5) SS2 (x157)", and by adding 1982 Yonge Street to the Zoning By-law Map in Section 990.10 with the zone label "CR 3.0 (c2.0; r2.5) SS2 (x157)", all as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding 1982 Yonge Street to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to 1982 Yonge Street: PA3, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding 1982 Yonge Street to the Height Overlay Map in Section 995.20.1, and applying the following height label to 1982 Yonge Street: HT 16.0, as shown on Diagram 4 attached to this Bylaw; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding 1982 Yonge Street to the Lot Coverage Overlay Map in Section 995.30.1, and applying no lot coverage label to 1982 Yonge Street, as shown on Diagram 5 attached to this By-law; and

7. Zoning By-law No. 569 -2013, as amended, is further amended by adding 1982 Yonge Street to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label of B3 to 1982 Yonge Street, as shown on Diagram 6 attached to this By-law; and
8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 157 so that it reads:

Exception CR 157

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) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** must not exceed 3,300 square metres, of which:
- i. The total residential **gross floor area** must not exceed 2,700 square metres; and,
 - ii. The total non-residential **gross floor area** must not exceed 600 square metres;
- (B) Despite regulation 40.5.40.10(1), the height of a **building** is measured from the Canadian Geodetic Datum elevation of 156.18 metres;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height is as shown on Diagram 7 of By-law [**Clerks to insert this by-law ##**];
- (D) Despite Regulation 40.5.40.10 (4) and (C) above the following elements of a **building** may exceed the maximum height as follows:
- 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 rods may project above the height limits shown on Diagram 7 of By-law [**Clerks to insert this by-law ##**] by no more than 4.0 metres;
 - ii. Wind mitigation, vents, roof access, solar panels, mechanical exhausts, flues, fans, chimneys, and parapets around the

- mechanical elements on the rooftop may project above the height limits shown on Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 2.0 metres;
- iii. Terrace and balcony dividers/privacy screens may project above the height limits shown on Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 2.5 metres;
 - iv. Guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of **green roof**, parapets, cornices, balustrades, bollards, landscape and ornamental features may project above the height limits shown on Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 1.5 metres;
- (E) Despite Regulation 40.5.40.10(5), a mechanical penthouse may occupy the entire “Mechanical Penthouse Area” as illustrated on Diagram 7 of By-law [Clerks to insert this by-law ##];
- (F) Minimum **building** height setbacks must be provided as shown on Diagram 7 of By-law [Clerks to insert this by-law ##];
- (G) Despite Regulation 40.5.40.70 and 40.10.40.70 (2), minimum **building** setbacks must be provided as shown on Diagram 7 of By-law [Clerks to insert this by-law ##];
- (H) Despite Regulations 40.5.40.60 (1) and 40.10.40.60 and (G) above:
- i. Canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, , light fixtures, antennae, and flag poles may project into the required **building setback** shown in Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 0.6 metres; and,
 - ii. Cornices, lighting features, trellises, eaves, window sills, guardrails, balustrades, railings, vents, and balconies above a height of 14 metres may project into the required **building setback** shown in Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 1.5 metres
 - iii. awnings, screens, and landscape and ornamental elements may project into the required **building setback** shown in Diagram 7 of By-law [Clerks to insert this by-law ##] by no more than 3.0metres;
- (I) Despite Regulation 40.10.40.50, the minimum of 60 square metres of indoor **amenity space** and 60 square metres of outdoor **amenity space** must be provided and maintained on the **lot**;

- (J) Despite 40.10.40.1(1) all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than following:
- i. the residential lobby access, residential garbage room and associated corridors;
 - ii. for clarity, the non-residential uses at the 8th and 9th **storey** of this **building** do not otherwise prevent residential uses at or below the 9th **storey** subject to (A) above.
- (K) **Dwelling units** are not permitted on the first **storey** of the **building** or any floor below-ground;
- (L) Despite regulation 230.5.1.10(1), 230.5.1.10(9), 230.5.10.1(1), 36 **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- i. Minimum 30 **bicycle parking spaces** for residential **dwelling units** may be located on the first **storey** of the **building** or on the first level below-ground; and,
 - ii. Minimum of 6 short-term **bicycle parking spaces** may be located at ground level;

Prevailing By-laws and Prevailing Sections: (None Apply)

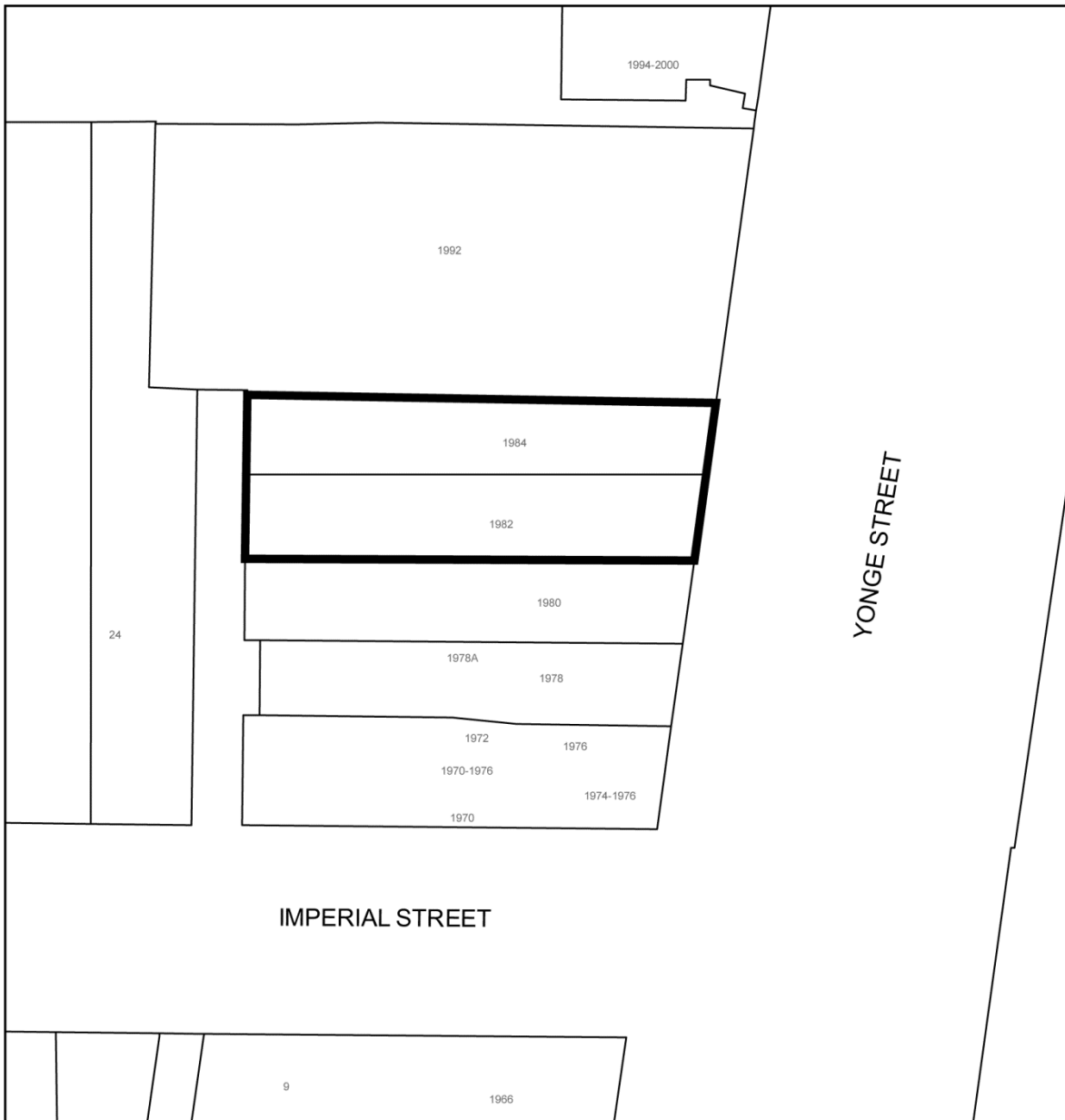
9. None of the provisions of this By-law shall apply to prevent the construction of a temporary sales office on the lands outlined in Diagram 1 of By-law [clerks to insert] used for the purpose of selling **dwelling units** on these lands for a period not to exceed 3 years.

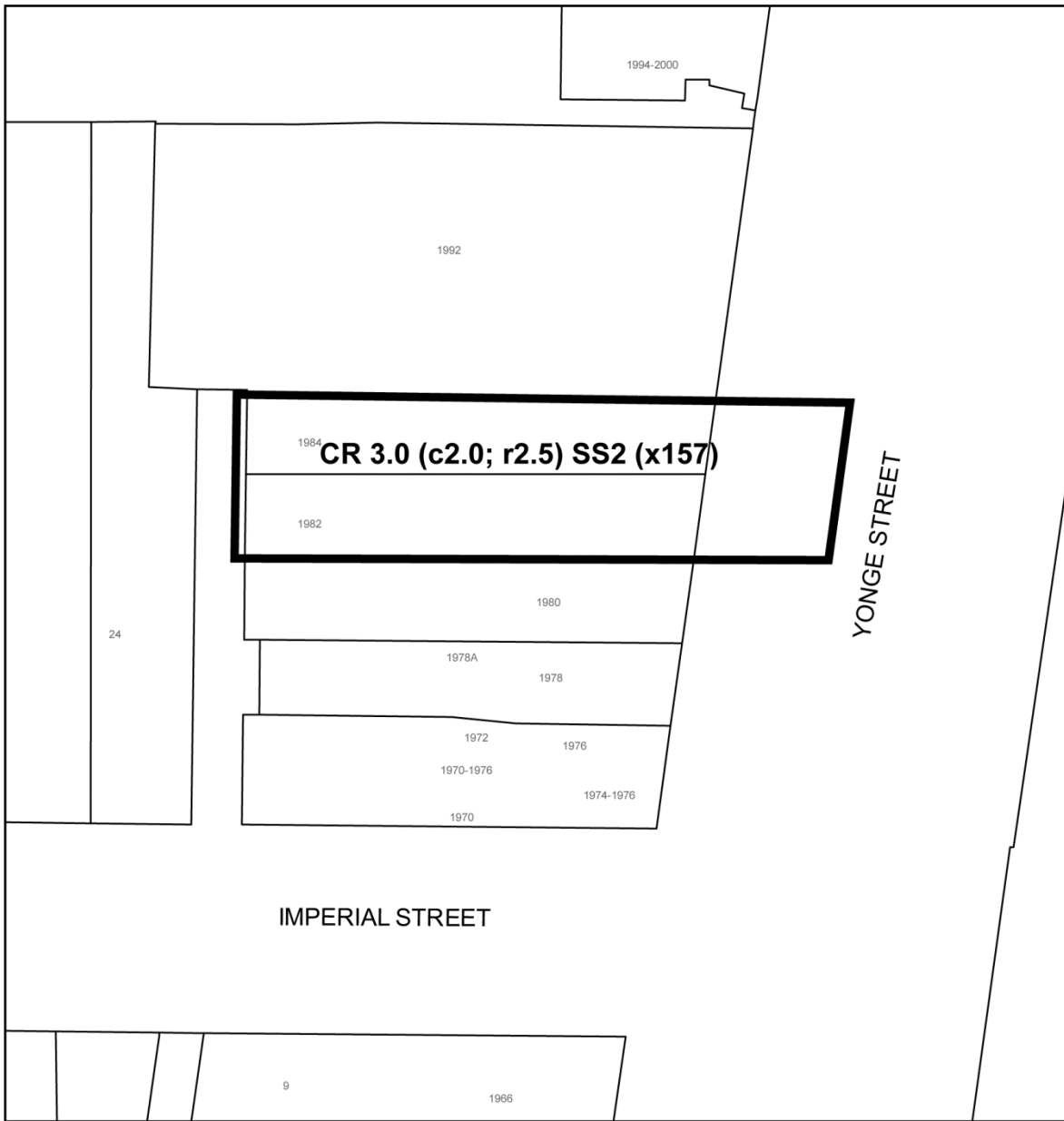
Enacted and passed on month ##, 20##.

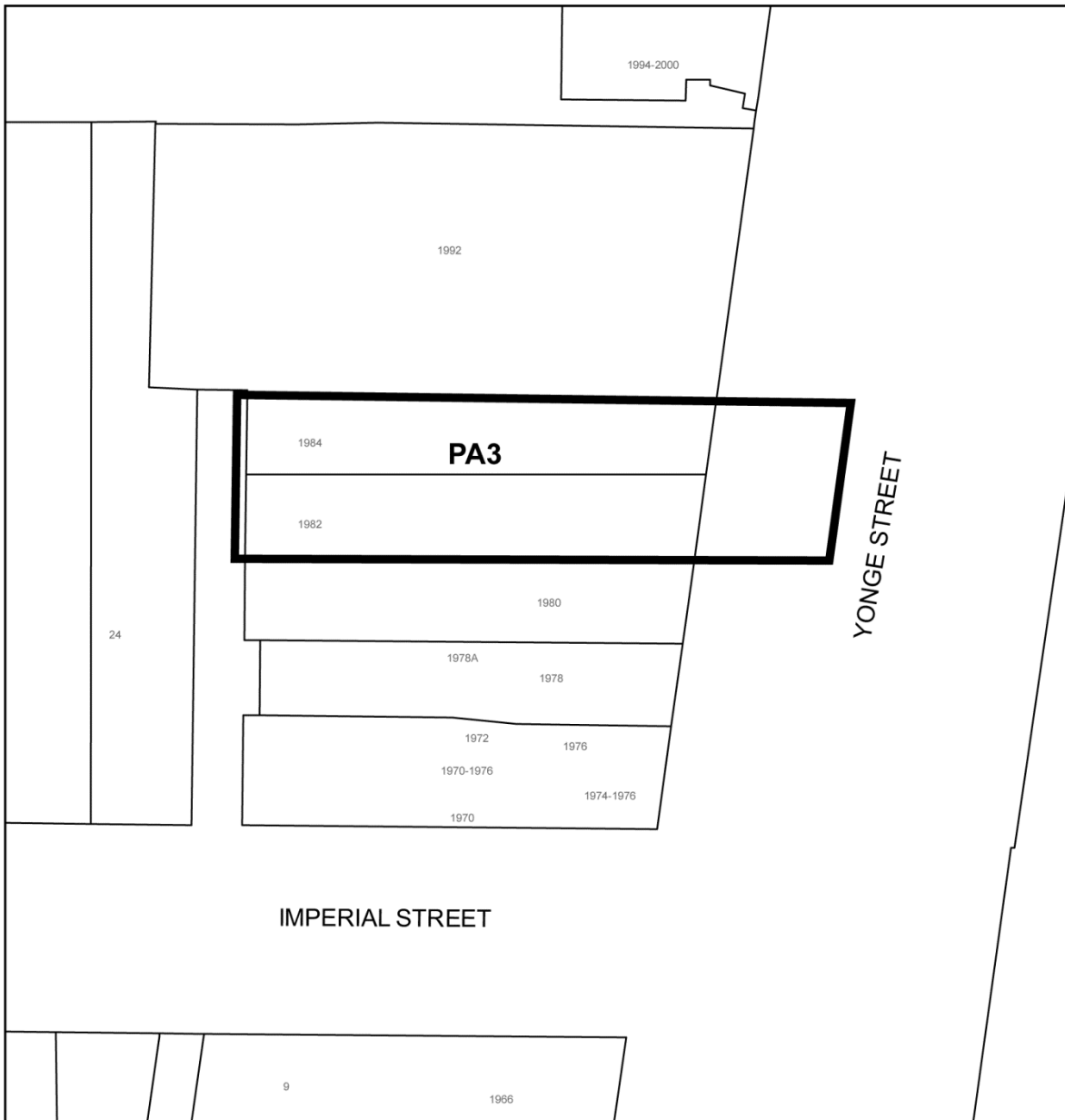
Name,
Speaker

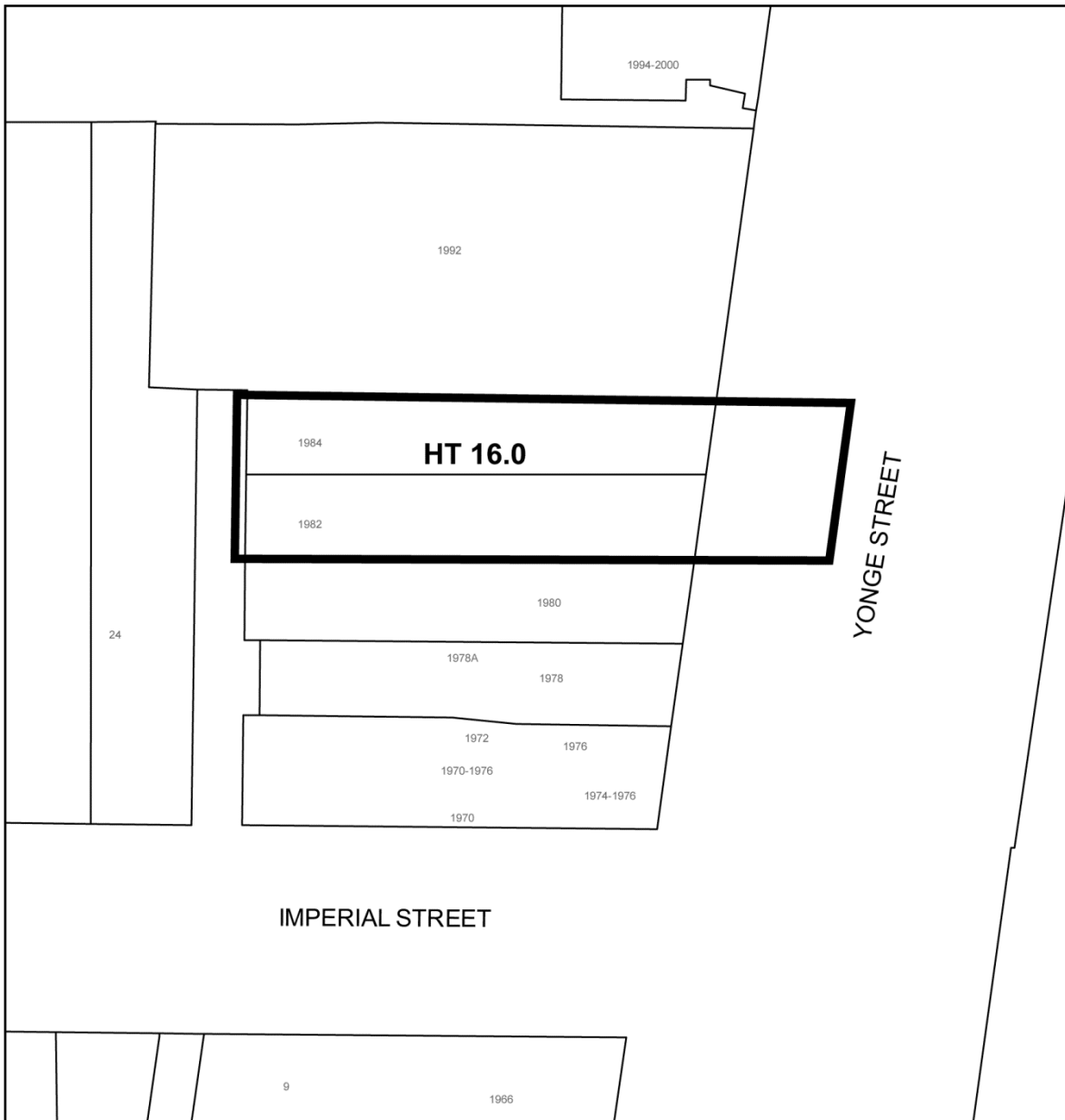
Ulli S. Watkiss,
City Clerk

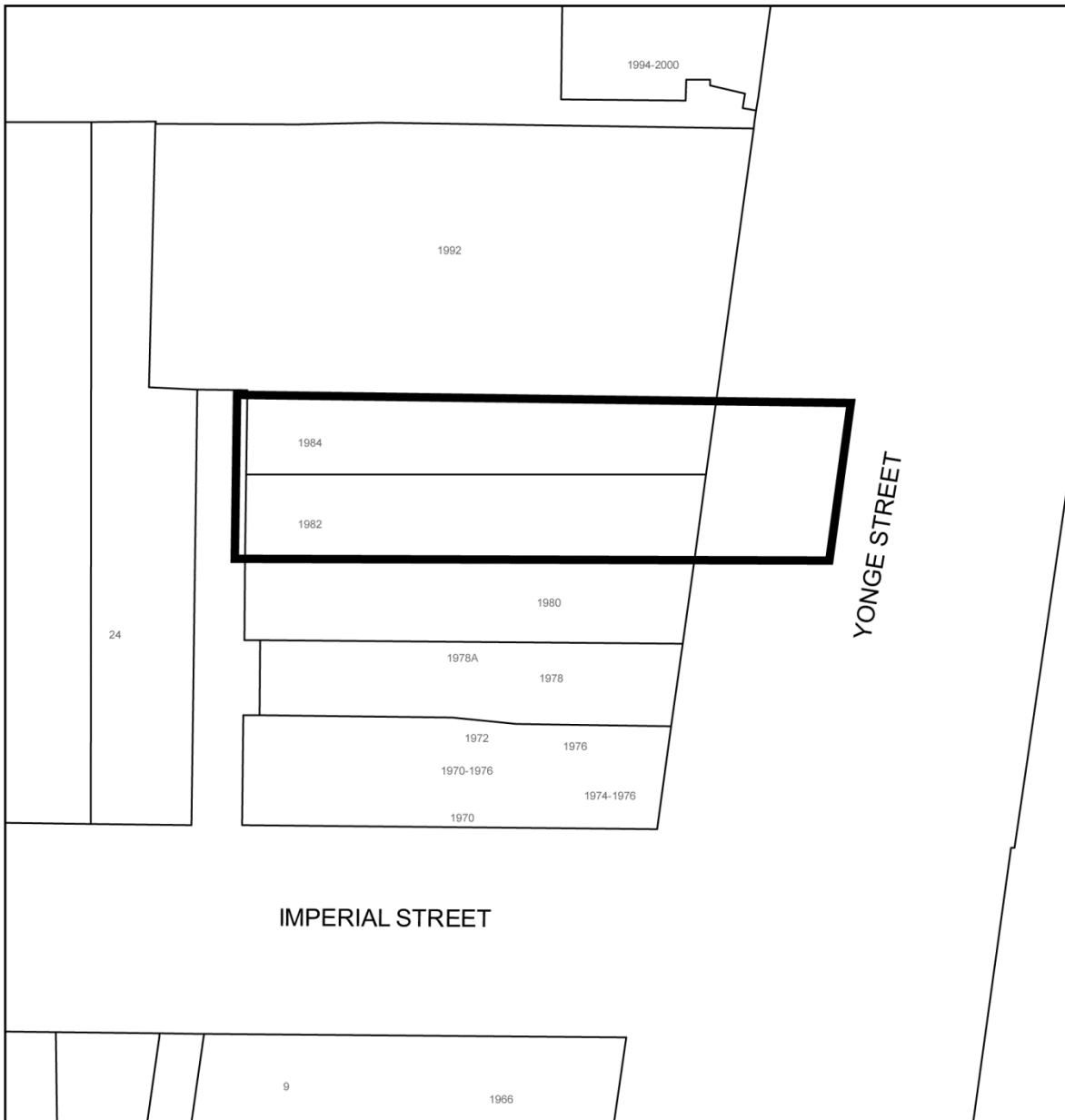
(Seal of the City)







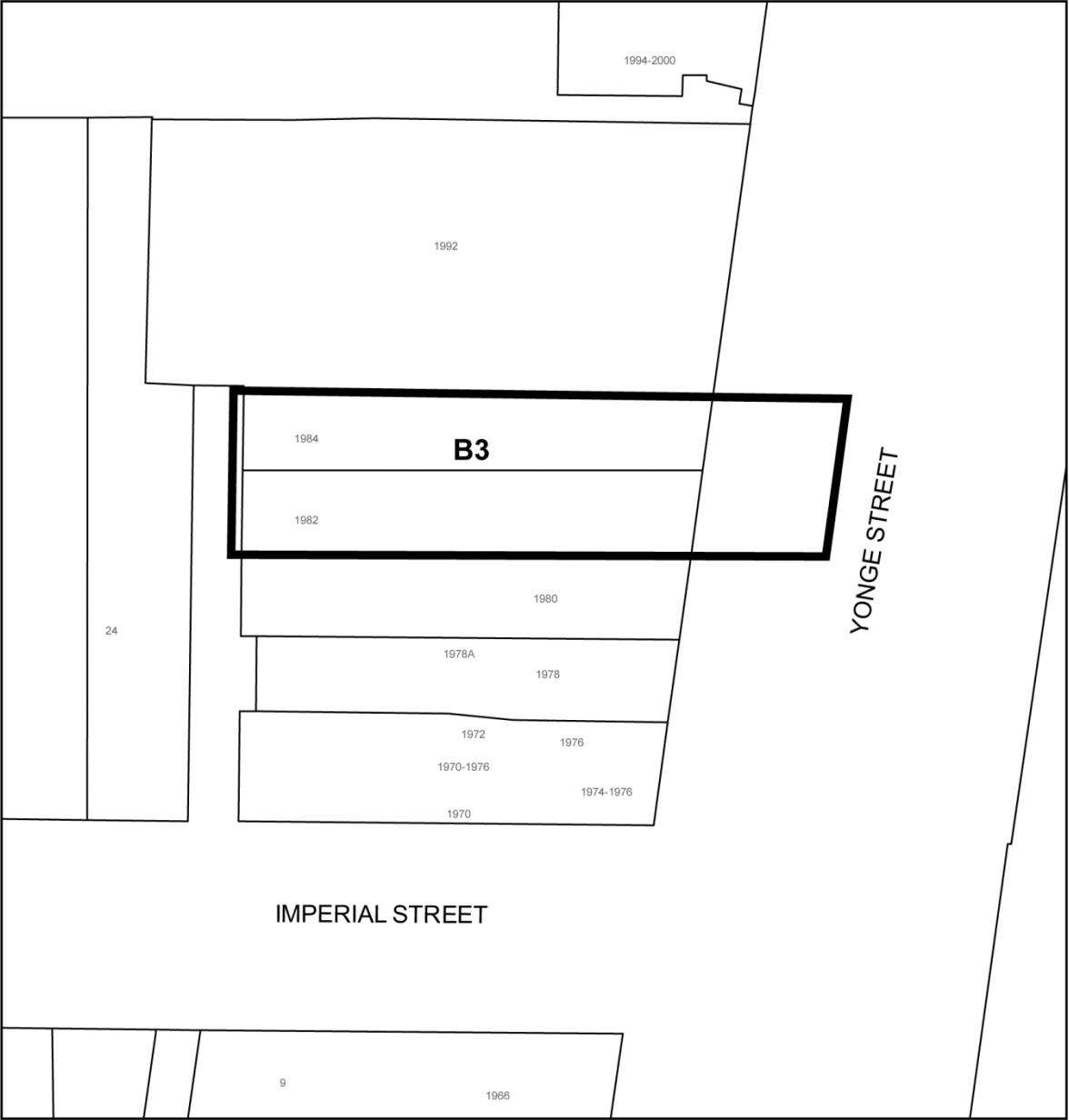


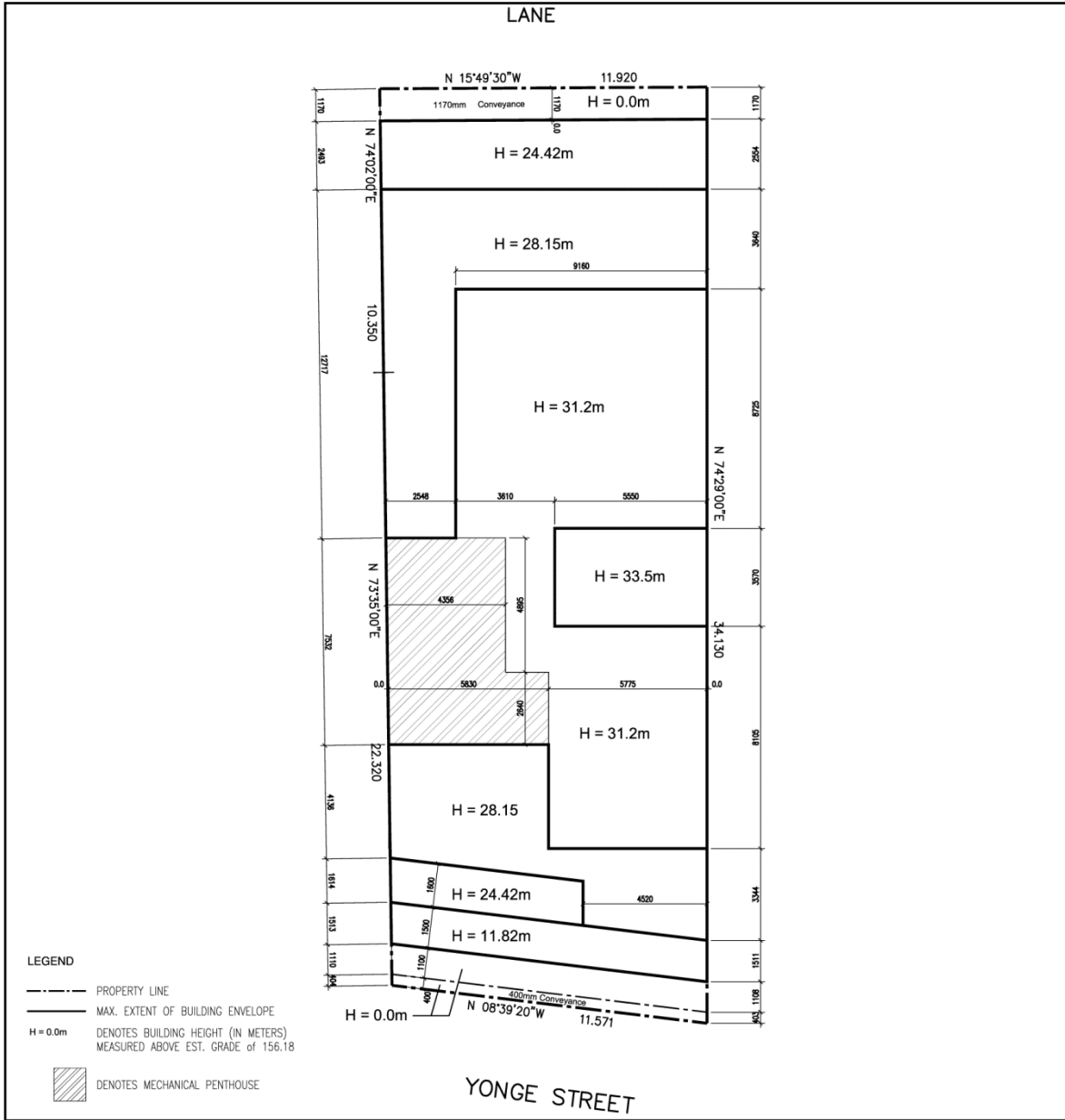


 **TORONTO**
Diagram 5

1982-1984 Yonge Street

File # 16 270106 STE 22 OZ





1982-1984 Yonge Street

File # 16 270106 STE 22 0Z