

PH16.2 Attachment 3

Attachment 3

DRAFT

Christie's Zoning By-law Requirements

Version – August 20, 2020

CHRISTIE'S ZONING BY-LAW REQUIREMENTS

City-wide Zoning By-law No. 569-2013 applies to the site. Notwithstanding the requirements of that by-law, the following specific requirements would apply to the Christie's Secondary Plan Area.

PERMITTED USES

- the permitted uses will generally follow what is permitted in each zone in By-law No. 569-2013.

CR Zone:

- All CR Uses contained within By-law No. 569-2013 plus a Temporary Sales Centre.

EL Zone:

- All EL Uses as contained within By-law No. 569-2013 plus the following:
 - Temporary Sales Centre; and
 - Retail Service.

Interim/Temporary Uses:

- The following uses are permitted within the Plan Area prior to the removal of the holding ("H") symbol:

Any use in the EL zone	Public Parking (ancillary to a primary interim use)	Nursery
Art Gallery	Retail Store	Financial Institution
Artist Studio	Retail Service	Eating Establishment
Open Air Market	Farmers Market	Take-out Establishment
Exhibition for Art	Kiosk	Market Garden
Temporary Sales Centre		Outdoor Patio

GROSS FLOOR AREA

- An increase in the height and density of development as shown below and on the height map will only be permitted in return for the provision of certain facilities and services.
- Residential Gross Floor Area (GFA) - The maximum total **residential** gross floor area of all buildings and structures is as follows:

Block	Existing Permitted Gross Residential GFA (m²)	Proposed Maximum Gross Residential GFA (m²)
1	0	113,000
2	0	100,000
3	0	138,000
4	0	115,000
5	0	45,000
6	0	45,000
7	0	TBD
8	0	0

- Non-Residential GFA - Total non-residential GFA minimum for the entire Secondary Plan Area is 106,500 square metres.

- Of the total minimum non-residential GFA, 106,500 square metres must be located on Blocks 1-6.
- Any GFA related to the GO Station, community and sports recreation centres, library and public schools will not be included in the minimum required non-residential GFA.
- A minimum of 50,000 square metres of non-residential gross floor area on Blocks 1-6 must be comprised of one or more of the following uses:

Office
High Tech Industrial
Light Manufacturing
Creative Industries
Laboratory
Call Centres
Incubators

Information Services
Data Processing
Software
Development and
Processing

Corporate
Headquarters
Non-Retail Financial
Services
Medical Offices
Business

BUILT FORM

	Requirement	Measure	Notes
A	Maximum Building Heights	Various (in metres)	Height Map
B	Tower Definition	Any building over 12 storeys	Words
C	Minimum Tower Separation	30 metres	Words
D	Maximum Tower Floorplate	750 square metres – above the 12 th floor	Words
E	Maximum Number of Towers	13 towers	Words
F	Minimum Building Setbacks	Various – dependant on the amount of area between the ROW and the buildings on a block-by-block basis	Words
G	Minimum Stepbacks above the podium	<ul style="list-style-type: none"> • 5 metres to a tower • 3 metres on a mid-rise building 	Words
H	Minimum percentage of open space per block	Various	Words
I	Mid-rise Building Heights	Mid-rise buildings will be able to exceed the 4 storey height limit shown on the height map if they	Words

		meet the requirements in J, K and L below	
J	Maximum Floorplate size – mid-rise (5 th to 12 th storeys)	1,000 square metres	Words
K	Minimum Separation between a mid-rise building and a tower	20 metres	Words
L	Minimum Separation between a mid-rise building and another mid-rise building	15 metres	Words

PARKING and LOADING

- The parking requirements for Policy Area 2 of By-law No. 569-2013 are applicable.
- A maximum of 10% of the parking required for any Block may be provided on an adjacent Block providing the total required parking for the site is achieved at full build out.
- A maximum of 10% of the required bicycle parking for any Block may be provided on an adjacent Block providing the total required bicycle parking for the site is achieved at full build out.
- A maximum of 10% of the required loading spaces for any Block may be provided on an adjacent Block providing the total required loading spaces for the site is achieved at full build out.

AMENITY SPACE

- A maximum of 10% of the required amenity space for any individual building may be provided in an adjacent building providing the total required amenity space is achieved at full build out of the Block.

BLOCKS

- The Block Plan is shown on Diagram 5.

Block	Elements to be Constructed
1	Buildings within Block 1, Park Lawn GO Station, Street A, Station Square and Park Lawn Plaza, Part of Street B, Street C
2	Buildings within Block 2, Local Park, Part of Street B, TTC Loop Tracks, Daycare
3	Buildings within Block 3, Community Park, Schools, Daycare, Street D
4	Buildings within Block 4, Library
5	Buildings within Block 5, Community Recreation Centre, Human Agency Space
6	Buildings within Block 6

HOLDING PROVISIONS

Development on all Blocks is subject to holding ("H") provisions. The following conditions must be fulfilled prior to the removal of the holding provision for each Block of development:

1. The location, design and provision of planned transportation infrastructure including but not limited to the proposed Park Lawn GO Station, TTC track on Street B and transit networks, both on and off Blocks 1-6, secured to the satisfaction of the City, including any required easements and/or conveyances of public streets, to be provided to the City at nominal cost;
2. Submission and acceptance of a CS&F Implementation Plan that identifies what facilities have been delivered and what remaining facilities are required;
3. The provision of infrastructure, including municipal sewer, water and stormwater networks and hydroelectricity;
4. Submission and acceptance of a Transportation Impact Study at each phase of development focusing on monitoring parking, transportation and traffic management measures;
5. For lands within 30 metres of the rail corridor, the construction of, or the securing of through an agreement for the construction of, railway corridor risk mitigation measures and noise and air quality mitigation measures through an appropriate agreement;
6. An agreement outlining the provision of an appropriate financial security to implement the street network, including securing acceptable streetscape plans for all streets (public and private);
7. The provision of affordable housing secured through a Section 37 agreement or comparable securing mechanism;
8. Registering a plan of subdivision and/or entering into a subdivision agreement and/or other implementing agreements;

9. The approval of POPS designs for the Transit Plaza and Park Lawn Plaza;
10. The adequate provision of emergency services to service the area, including fire, paramedic and police services;
11. Submission and acceptance of a Housing Plan, to the satisfaction of the Chief Planner and Executive Director that identifies: the percentage of units that will be two and three bedrooms, unit sizes, and how the affordable housing requirement for the specific phase and the entire Plan Area is being met including through which delivery mechanism(s); and
12. Submission and acceptance of a Land Use Analysis that outlines the use breakdown on Blocks 1-6 of non-residential and residential uses in accordance with Policy 5.5 of the Secondary Plan.
13. Submission and acceptance of an Air Quality Study given the Plan Area's proximity to the Gardiner Expressway and CNR, where applicable and deemed necessary at the City's discretion.

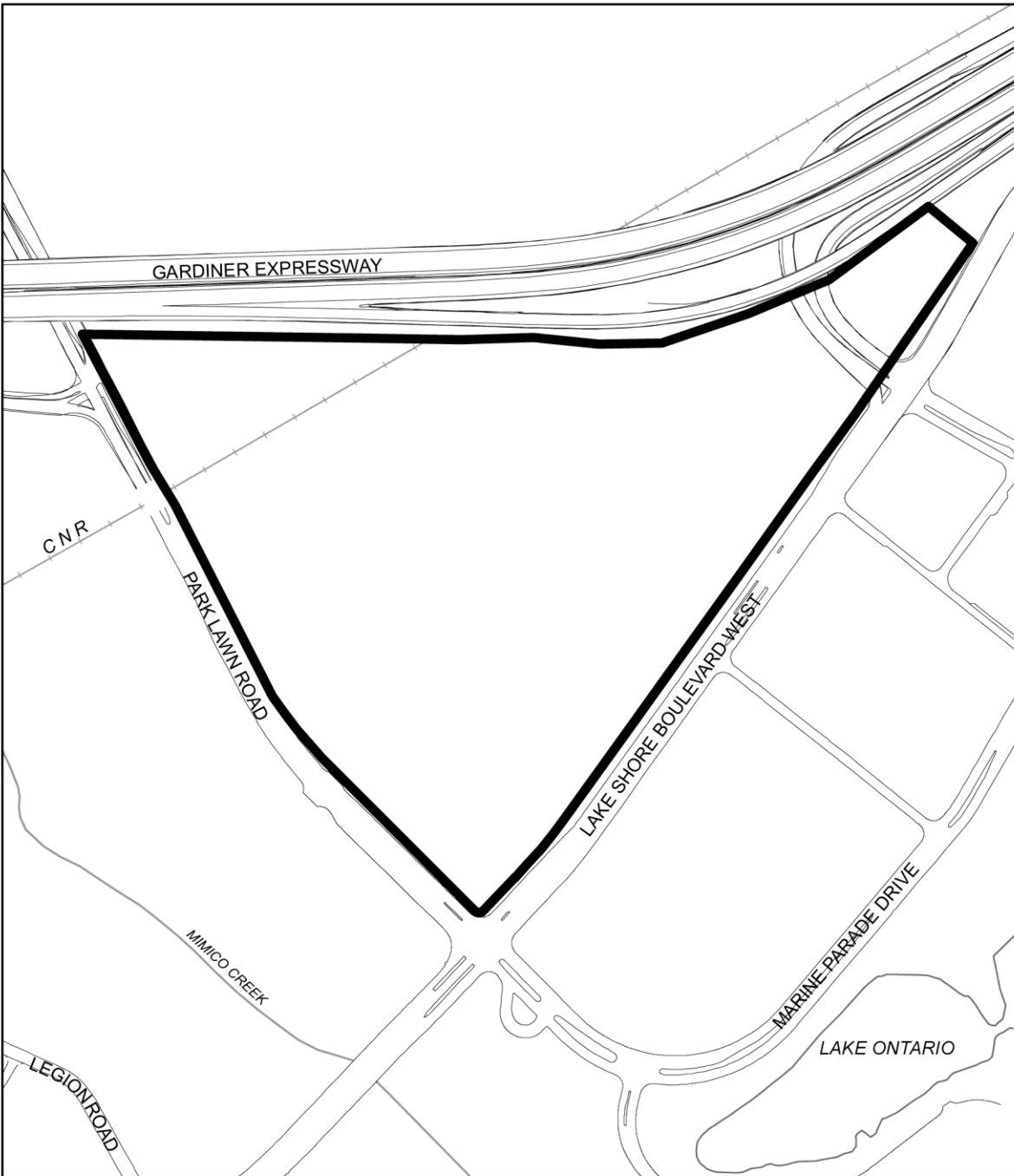
ESTABLISHED GRADE

- For the purposes of this By-law, established grade shall mean the following:

Block	Canadian Geodetic Datum Elevation
1	85.8
2	82.6
3	85.9
4	86.5
5	85.5
6	85.0
7	TBD
8	TBD

SECTION 37

- The facilities, services and matters set out below are required to be provided by the owner at their expense to the City in accordance with one or more agreements pursuant to Section 37 of the Planning Act:
 - Facilities, services and matters to be determined



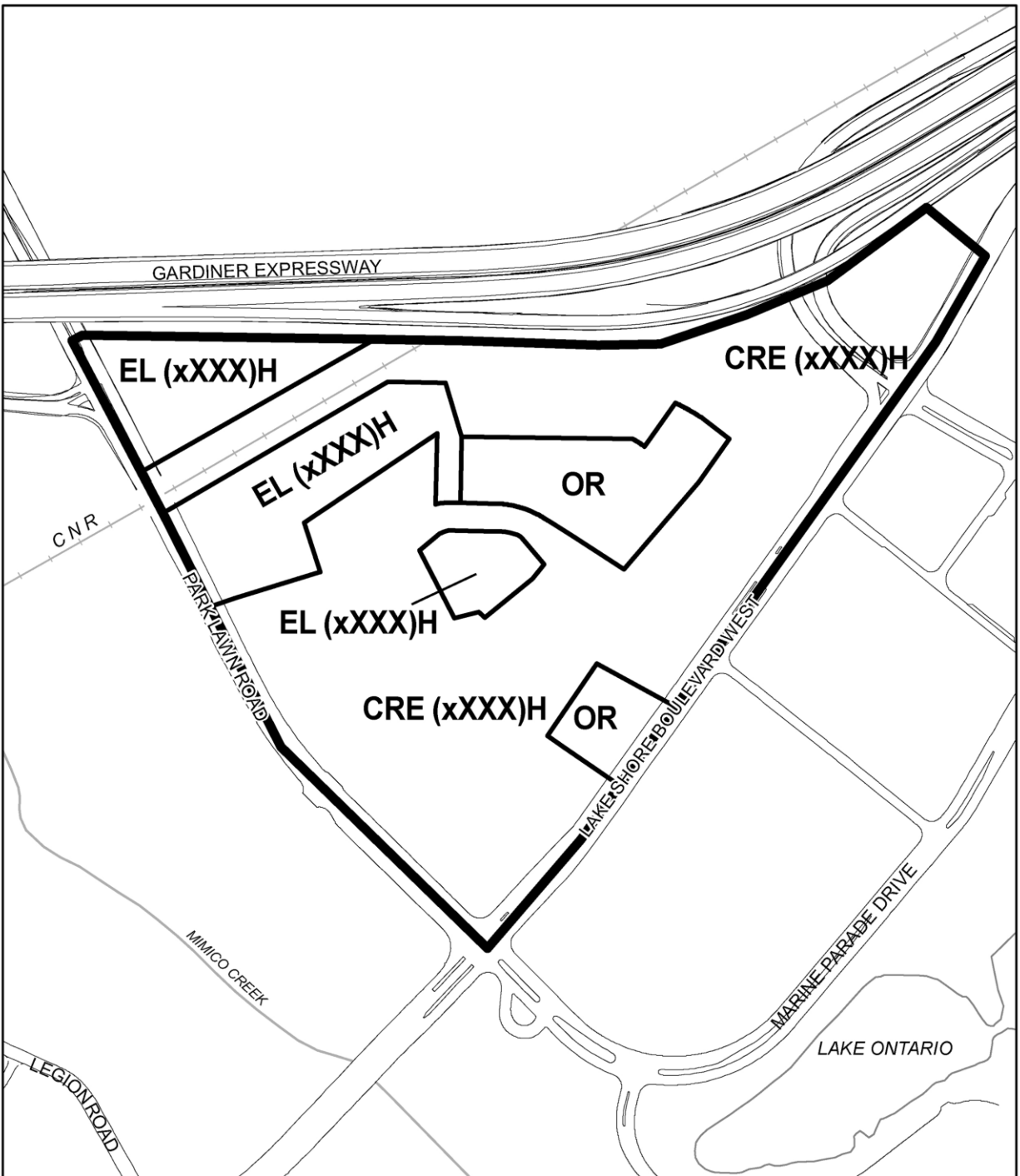
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Diagram 1

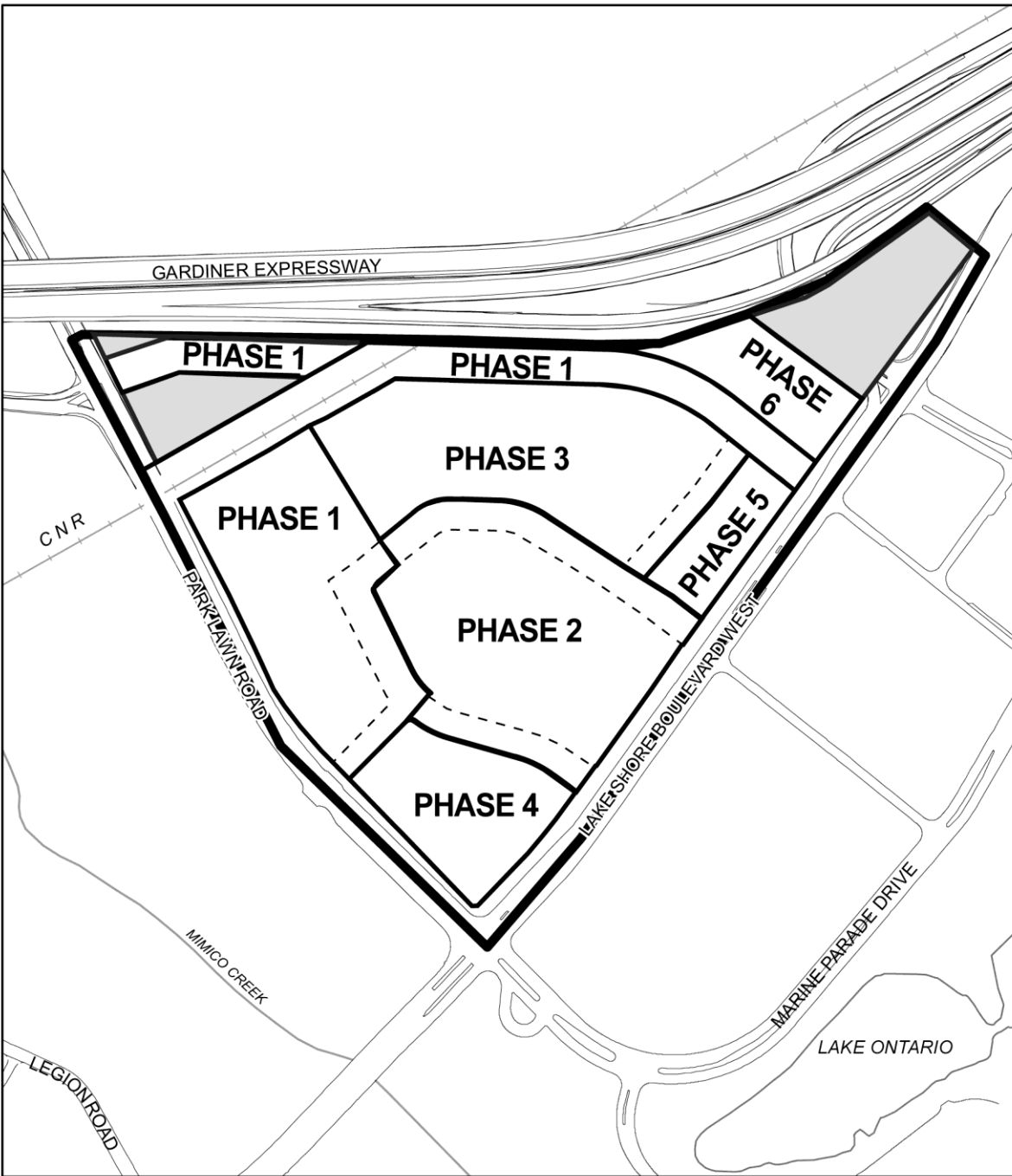
Christie's Secondary Plan - Proposed Zoning

File # 19 183725 WET 03 0Z

City of Toronto By-law 569-2013
Not to Scale
07/17/2020








Toronto
Diagram 3

Christie's Secondary Plan - Proposed Zoning

File # 19 183725 WET 03 0Z

 Not Subject to Phasing


City of Toronto By-law 569-2013
Not to Scale
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