

Authority: Local Planning Appeal Tribunal Decision/Order issued \_\_\_\_\_ in Board File \_

**CITY OF TORONTO**

**BY-LAW ~~XXX~~-2021**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 808 Mount Pleasant Road, and 247-251 Redpath Avenue.**

Whereas the Local Planning Appeal Tribunal Decision issued \_\_\_\_\_, and Local Planning Appeal Tribunal Order issued \_\_\_\_\_ in Tribunal File \_\_\_\_\_, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend By-law 569-2013, as amended, with respect to lands municipally known in the year 2021 as 808 Mount Pleasant Road, and 247-251 Redpath Avenue.

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the By-law; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Local Planning Appeal Tribunal Orders:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1, attached to and forming part of this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

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3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines to CR 5.0 (c3.0; r3.0) SS2 (xXXX) and O, as shown on Diagram 2, attached to and forming part of this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number XXX, so that it reads:

Exception CR XXX

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 808 Mount Pleasant Road and 247-251 Redpath Avenue, if the requirements in Section 4 and Schedule A of By-law [Clerks to supply By-law Number] are complied with, a **building** that includes non-residential uses and residential uses may be constructed, used or enlarged in compliance with (B) to (R);
- (B) Despite regulation 40.5.40.10(1) and 40.5.40.10(2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 158.50 metres and the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.1(1), residential use portions of the **building** may be located at the same level as non-residential use portions of the **building**;
- (D) Despite regulation 40.10.40.1(2)(A), for any non-residential use the floor level of the first **storey** must be within 0.8 metres of the ground measured at the **lot line** abutting the **street** directly opposite each pedestrian entrance;
- (E) Despite regulation 40.10.40.10(2), the permitted maximum height of any part of a **building** or **structure** is the numerical value, in metres, following the letters "HT" shown on Diagram 3 of By-law [Clerks to supply By-law Number];
- (F) Despite (E) above and regulations 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(6) and 40.5.40.10(7), the following **building** elements and **structures** may exceed the permitted maximum building height:

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- (i) a parapet, roof drainage components, or thermal and waterproofing assembly located at each of the roof levels of the **building**, all of which may project up to a maximum of 1.8 metres;
  - (ii) safety railings, fences and guardrails at each of the roof levels of the **building**, all of which may project up to a maximum of 2.0 metres;
  - (iii) **structures** on the roof of any part of the **building** used for outside or open air recreation, **green roof** elements, planters, wind mitigation elements, noise mitigation elements, screens, trellises, landscape features, telecommunications equipment and antennae, and partitions dividing outdoor recreation areas, all of which may project up to a maximum of 3.0 metres; and
  - (iv) mechanical penthouses, equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, stairs, stair enclosures, window washing equipment, lightning rods, exhaust flues, vents, ventilating equipment, chimney stack, and garbage chute overruns, and **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 5.0 metres;
  - (v) **building** elements on top of a **building** element or **structure** listed in (F)(iv) above, including a parapet, chimneys, pipes, vents, cooling towers, cooling tower perimeter walls, elevator overruns, roof drainage components, and thermal and waterproofing assembly, all of which may project up to a maximum of 7.5 metres;
- (G) Regulations 40.5.40.10 (5) and (8) do not apply;
- (H) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 32,500 square metres;
- (I) Despite regulations 5.10.40.70(1), 40.5.40.70(1) and 40.10.40.70(2) 40.10.40.80(2) the required minimum **building setbacks** and minimum required above-ground separation distances between **main walls** of **buildings** or **structures** with or without windows are as shown on Diagram 3 of By-law [\[Clerks to supply By-law Number\]](#);
- (J) Despite regulations 40.5.40.60(1) and 40.10.40.70(2), the following **building** elements and **structures** may encroach into the required minimum **building setbacks**:
- (i) lighting fixtures, architectural features, structural/non-structural architectural columns/piers, window washing equipment, parapets, parapet flashing, roof and terrace scuppers, roof overhang, gutter, downspout, trellises, window sills, guardrails, balustrades, railings, wind mitigation and acoustic screens and features, planters, wheel

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chair ramps, mechanical exhaust and intake components, gas meters, underground garage ramps and their associated **structures** and elements, retaining walls, fences, Siamese connections and privacy screens, all of which may encroach a maximum of 2.0 metres; and

- (ii) balconies may encroach a maximum of 2.5 metres;
- (K) Despite Clause 200.5.10.1, **parking spaces** must be provided at a minimum rate of 0.17 for each **dwelling unit**, and no **parking spaces** are required for all other uses on the **lot**;
- (L) Despite Regulation 200.5.10.1(1), car-share **parking spaces** may replace required **parking spaces**;

For the purpose of this exception, car-share means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable, and a "car-share **parking space**" means a **parking space** exclusively reserved and used for a car-share purposes where the **vehicle** is accessible to at least the occupants of the building.

- (M) Despite Regulation 40.10.40.50 (1), a minimum of 430 square metres of outdoor **amenity space** and a minimum of 1,285 square metres of indoor **amenity space** must be provided on the **lot**;
- (N) Despite Regulation 200.5.1.10(2), a maximum of 10% of the required **parking spaces** may have minimum dimensions of:
  - (i) length of 5.1 metres;
  - (ii) width of 2.4 metres;
  - (iii) vertical clearance of 1.7 metres; and
  - (iv) the side of the **parking space** may be obstructed;
- (O) Despite regulation 200.15.1(1) and By-law 579-2017, accessible **parking spaces** must comply with the following:
  - (i) accessible **parking spaces** must be located on the same level as a barrier free passenger elevator that provides access to the first **storey** of the **building**;
  - (ii) an accessible **parking space** must have the following minimum dimensions:
    - (A) length of 5.6 metres;

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- (B) width of 3.4 metres; and
- (C) vertical clearance of 2.1 metres;
- (P) Despite regulation 220.5.10.1(1), a minimum of one (1) Type "G" **loading space** and one (1) Type "C" **loading space** must be provided on the **lot**;
- (Q) Despite Regulation 230.5.1.10 (9) a required **bicycle parking space** may be located on any storey of a **building** or **structure** including all levels of the **building** or **structure** below **established grade**;
- (R) Despite Regulation 40.10.50.10 (3), a 1.5 metre landscape strip abutting the Residential Zone is not required;

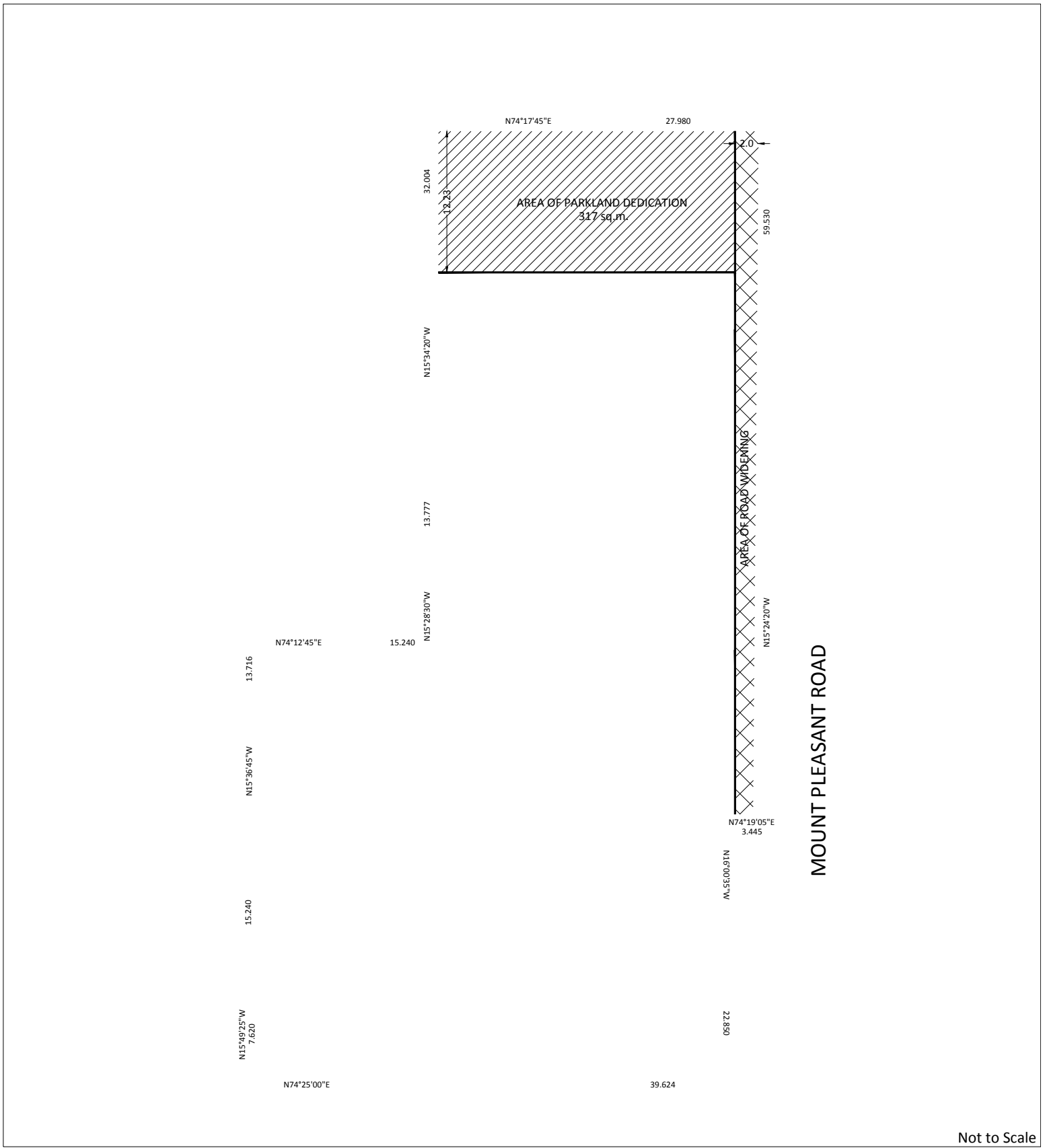
Prevailing By-laws and Prevailing Sections: (None Apply)

- 5. Despite any existing or future severance, partition or division of lands, the provisions of this By-law apply to whole of the lands as if no severance, partition or division occurred.
- 6. Section 37 Provisions
  - (A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown Diagram 2 of By-law [Clerks to supply By-law Number] in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor;
  - (B) Where Schedule A of By-law [Clerks to supply By-law Number] requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same; and
  - (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to By-law [Clerks to supply By-law Number] unless all provisions of Schedule A are satisfied.

**SCHEDULE A****Section 37 Provisions**

The facilities, services and matters set out below are required to be provided to the City at the Owner's expense in return for the increase in height and density of the proposed development on the lot and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

- (i) HOLD FOR SECTION 37 AGREEMENT PROVISIONS



Not to Scale

# Diagram 1

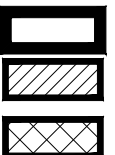
## Zoning By-law Amendment

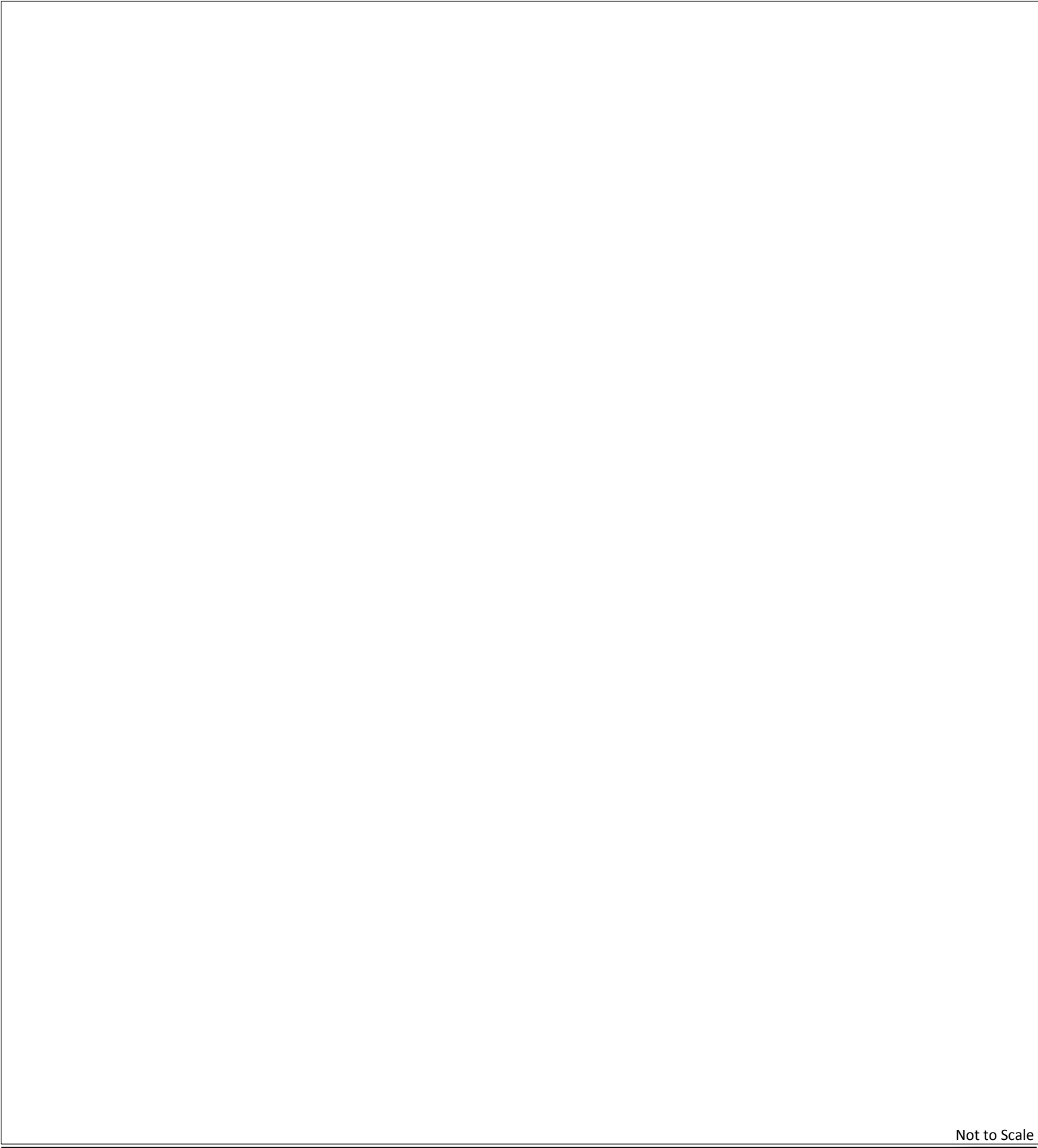
808-820 Mount Pleasant Road & 247-251 Roehampton Avenue  
City of Toronto

Area Subject to this By-law

Area of Parkland Dedication

Area of Road Widening





Not to Scale

# Diagram 2

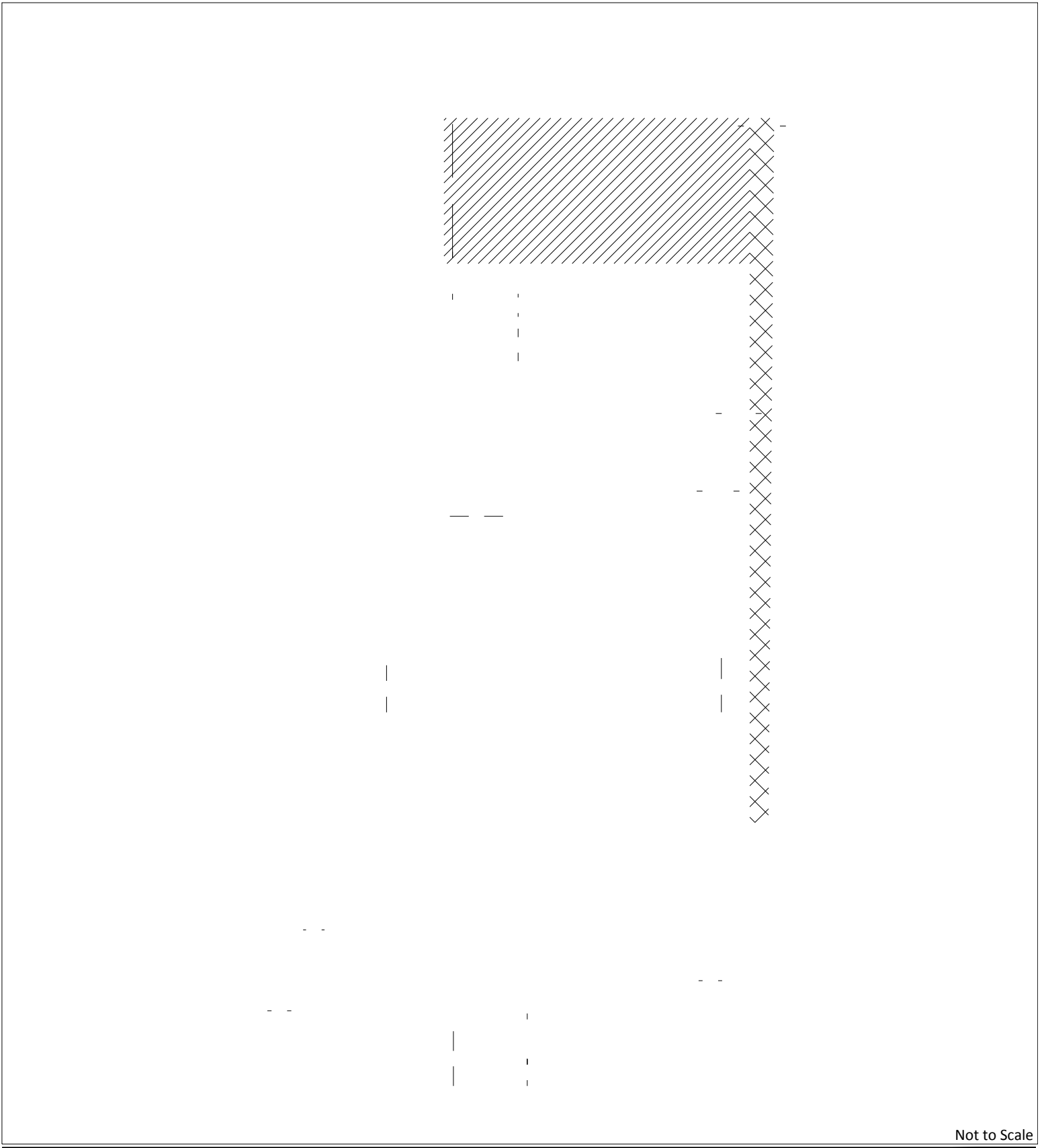
## Zoning By-law Amendment

808-820 Mount Pleasant Road & 247-251 Roehampton Avenue  
City of Toronto

Area Subject to this By-law









Not to Scale

# Diagram 3

## Zoning By-law Amendment

808-820 Mount Pleasant Road & 247-251 Roehampton Avenue  
City of Toronto

- Area Subject to this By-law 
- Area of Parkland Dedication 
- Area of Road Widening 