

Authority: Toronto and East York Community Council  
Item ##, as adopted as amended, by City of Toronto Council  
on ~,2022

CITY OF TORONTO

BY-LAW XXXX-2022

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in 2022 as 252 Parliament Street.**

Whereas authority is given to Council of the City of Toronto 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;

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 Bylaw 569-2013, Chapter 800 Definitions;
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 2.0 (c1.0; r1.5) SS2 (x449), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 449 so that it reads:

**(449) Exception CR**

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 252 Parliament Street, a **mixed use building, structure**, addition or enlargement may be constructed or used in compliance with (B) to (P) below.
- (B) Despite regulation 40.10.40.40 (1), the permitted maximum **gross floor area** is 5,400 square metres, and subject to the following:

- (i) a maximum **gross floor area** of 5,200 square metres may be used for residential uses; and
  - (ii) a maximum **gross floor area** of 200 square metres may be used for non-residential uses;
- (C) Regulation 40.10.40.1(1), with respect to the location of residential uses in a **mixed use building**, does not apply;
- (D) Despite regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 86.44 metres and the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2)(A), the permitted maximum height of the **building** or **structure**, is the numerical value, in metres, following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 40.5.40.10(4), and 40.5.40.10(7) and despite (E) above, the following may project above the permitted maximum height as shown on Diagram 3 of By-law [Clerks to insert By-law number]:
  - (i) guardrails, wind and privacy screens, trellis, shading **structures**, garbage chute chimney, vents, exhaust, retaining walls and fixed furniture to a maximum of 3.5 metres;
  - (ii) **green roof**, and access hatch, to a maximum of 1.5 metres; and
  - (iii) elevator overrun, emergency electrical generator, mechanical equipment and screening, and solar panel and associated **structures**, to a maximum of 5.0 metres;
- (G) Despite Article 600.10.10 and Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite (G) above and in addition to the permitted encroachments into a **building setback** listed in Clause 40.10.40.60, **structures** for the purposes of wind mitigation or privacy screening are permitted to encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Regulation 40.10.40.60(1), decks, porches, and balconies or similar **structures**, located above the first **storey**, but not including rooftop terraces, must not encroach into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];

- (J) Despite Regulation 40.10.40.60(6), window projections may project to a maximum of 0.15 metres into the required **building setbacks** shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) A **building, structure**, addition, or enlargement that contains more than 80 **dwelling units**, is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
  - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
  - (iv) convertible **dwelling units**, as described in (K)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (L) Despite Regulation 40.10.40.50(1), **amenity space** must be provided for a **building** with 20 or more **dwelling units** as follows:
- (i) a minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit**;
  - (ii) a minimum of 9.0 square metres of the required indoor **amenity space** must be dedicated for use by pets;
  - (iii) a minimum of 3.0 square metres of outdoor **amenity space** per **dwelling unit**;
  - (iv) at least 40.0 square metres of the required outdoor **amenity space** must be in a location adjoining or directly accessible to the required indoor **amenity space**; and
  - (v) no more than 25% of the required outdoor **amenity space** may be a **green roof**.
- (M) Despite Regulation 230.5.1.10(4)(A), a “long-term” **bicycle parking space** must be dimensioned with a minimum length of 1.8 metres, a minimum width of 0.5 metres, and a minimum vertical clearance from the ground of 1.9 metres;

- (N) Despite Regulation 40.10.100.10 (1)(C), more than one **vehicle** access is allowed from the **street** known as Poulett Street;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the lot in accordance with the following:
- (i) A minimum of 0.06 **parking spaces** per **dwelling unit** for residents;
  - (ii) A minimum of 0.06 **parking spaces** per **dwelling unit** for visitors;
  - (iii) 2 "car-share parking spaces"; and
  - (iv) No **parking spaces** are required for non-residential uses;
- (P) For the purposes of this exception:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require the use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) a "car-share parking space" means a parking space exclusively reserved and actively used for "car-share" purposes, including by non-residents.

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

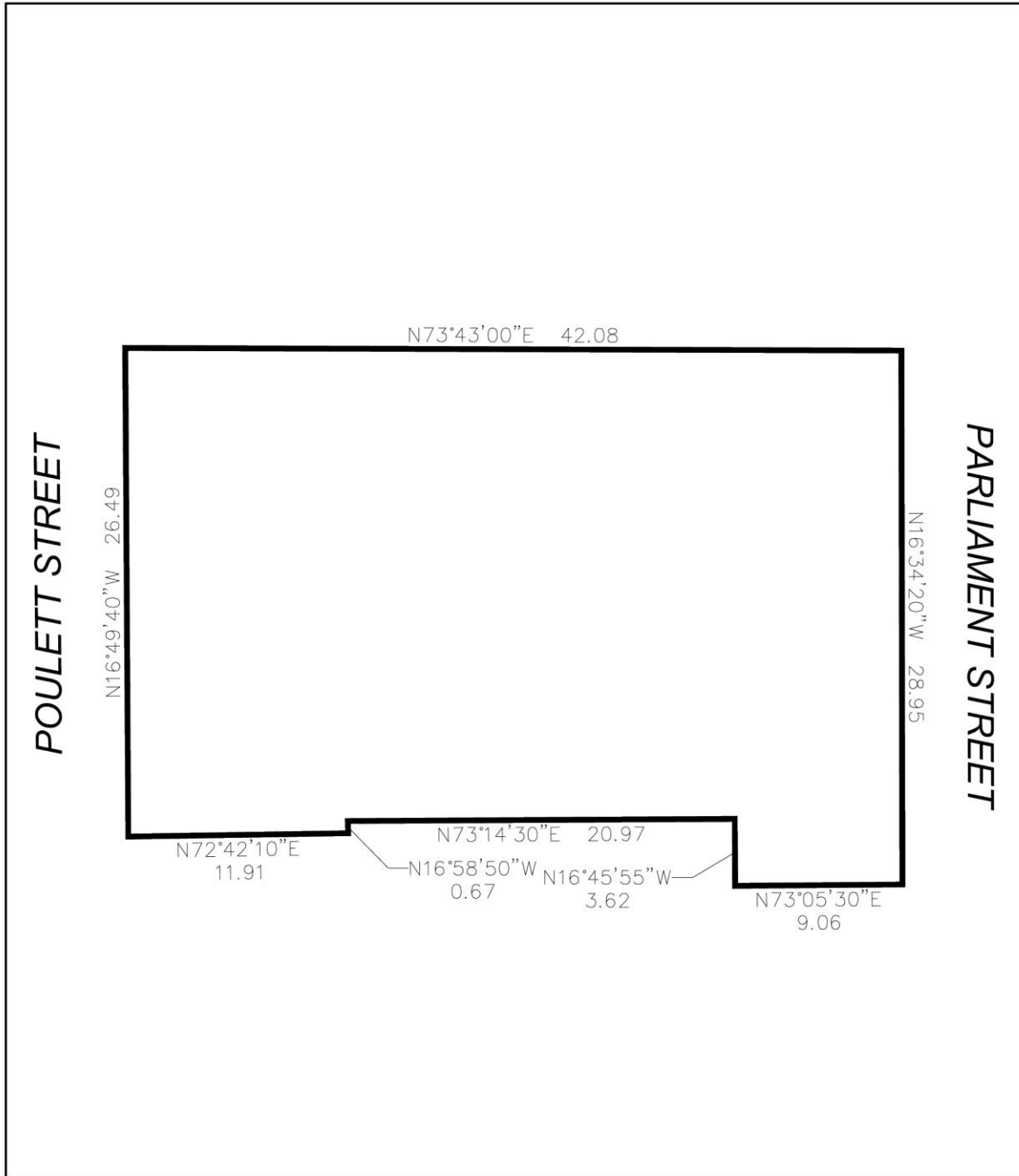
5. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.

Enacted and passed on (MONTH)(DAY), 2022.

Frances Nunziata,  
Speaker

John D. Elvidge  
Interim City Clerk

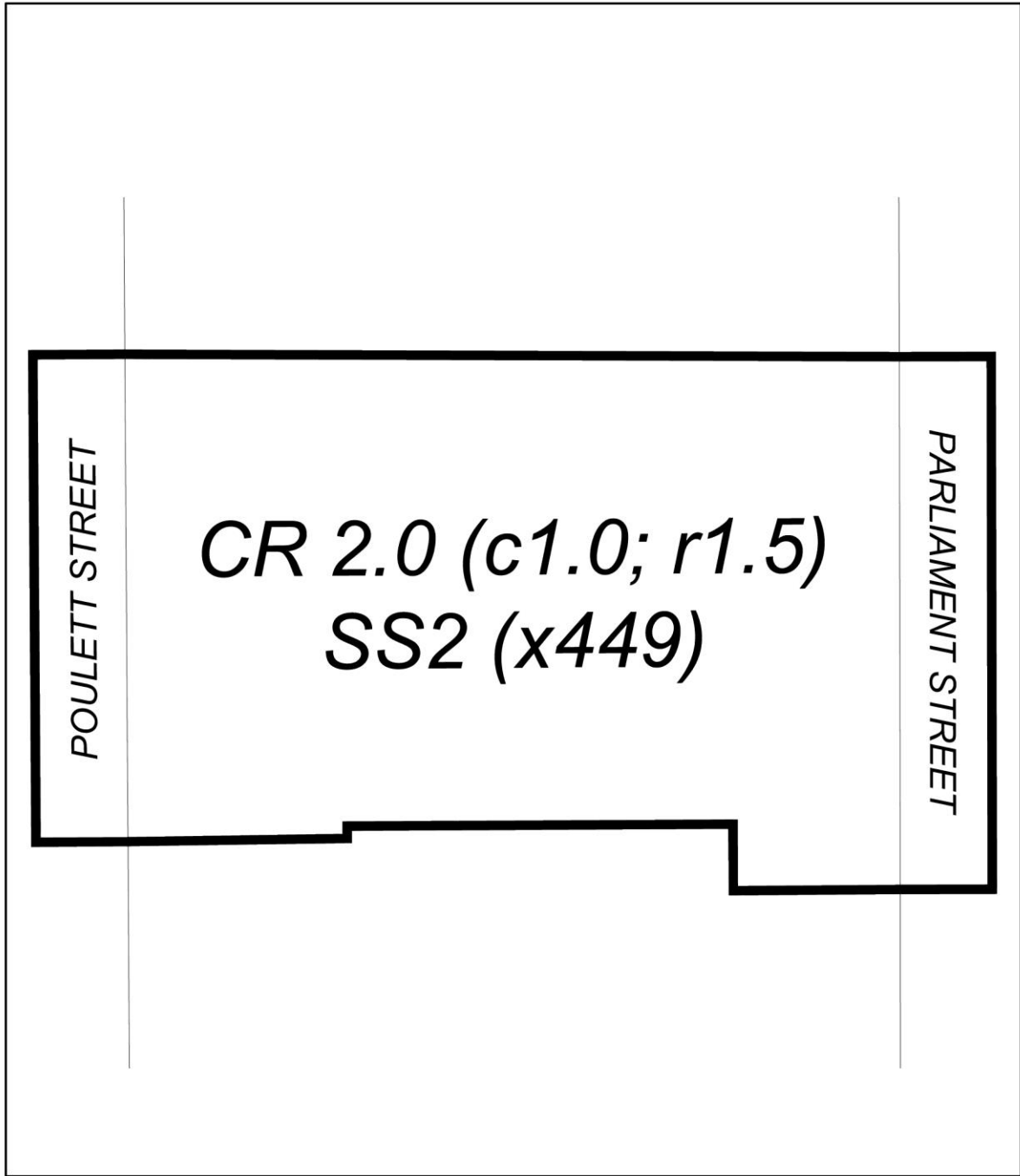
(Seal of the City)



 **TORONTO**  
Diagram 1

252 Parliament Street

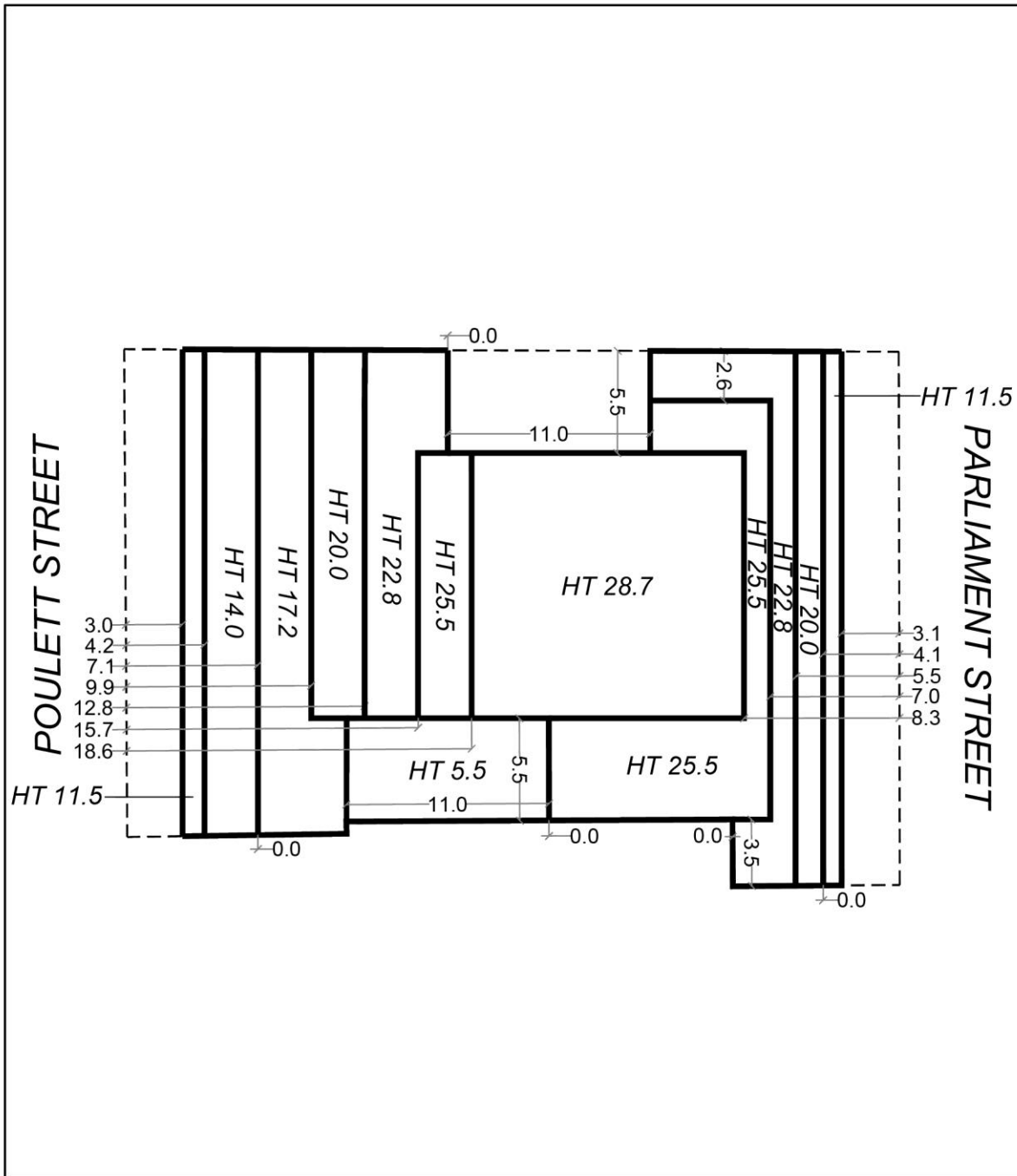
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 **TORONTO**  
Diagram 2

252 Parliament Street

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 **TORONTO**  
Diagram 3

252 Parliament Street

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