

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 2023

**CITY OF TORONTO**

**BY-LAW NO. XXXX - 2023**

**To amend Zoning By-law No. 569-2013, as amended with respect to the lands municipally known in the year 2022 as 152 – 164 Bathurst Street and 621 – 627 Richmond Street West.**

Whereas Council of the City of Toronto has the authority 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 By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.0 (c1.0; r2.5) SS2 (x###), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 26.0, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA1, as shown on Diagram 4 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands: B3, as shown on Diagram 5 attached to this By-law.
8. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number #### so that it reads:

**Exception CR (x####)**

The lands, or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On the lands known municipally in the year 2022 as 152 – 164 Bathurst Street and 623 – 627 Richmond Street West, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below:
- (B) Despite Regulations 40.5.40.10(1) and (2) the **height** of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.70 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 15,650 square metres, of which;
  - i. The permitted maximum **gross floor area** for residential uses is 15,000 square metres; and
  - ii. The permitted maximum **gross floor area** for non-residential uses is 650 square metres; and
  - iii. A minimum **gross floor area** of 350 square metres for non-residential uses is required;
- (D) Despite Regulation 40.10.20.100(17), the maximum **interior floor area** of all **retail services** on the **lot** must not exceed 650 square metres;
- (E) The provision of **dwelling units** is subject to the following:

- i. A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - ii. A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
  - iii. Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - iv. 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
  - v. **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (F) Despite Regulation 40.10.40.10(2) , the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 6 of By-law [Clerks to supply By-law ##];
- (G) Despite Regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law [Clerks to insert By-law ##]:
- i. equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof top **amenity space** access, maintenance and window washing equipment storage, elevator shafts and overruns, chimneys, and vents to a maximum of 7.0 metres;
  - ii. **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (G)(i) above, inclusive of a mechanical penthouse or elevator overrun, to a maximum of 3.0 metres;
  - iii. architectural features, parapets, and elements and **structures** associated with a **green roof** to a maximum of 1.5 metres;
  - iv. **building** maintenance units and window washing equipment to a maximum of 5.0 metres;
  - v. planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace to a maximum of 2.5 metres; and

- vi. trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** to a maximum of 6.0 metres;
  - vii. air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 3.0 metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 6 of By-law **[Clerks to supply By-law ##]**;
- (I) Despite Clause 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- i. decks, porches, and balconies, to a maximum extent of 2.0 metres;
  - ii. canopies and awnings, to a maximum extent of 3.0 metres;
  - iii. exterior stairs, access ramps and elevating devices, to a maximum extent of 2.5 metres;
  - iv. architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.0 metres;
  - v. window projections, including bay windows and box windows, to a maximum extent of 1.5 metres;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- i. At a minimum rate of 0 **parking spaces** for each **dwelling unit** in a **Mixed Use Building**;
  - ii. At a maximum rate of 0.7 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
  - iii. 0.8 **parking spaces** for each one bedroom **dwelling unit**;
  - iv. 0.9 **parking spaces** for each two bedroom **dwelling unit**;
  - v. 1.1 **parking spaces** for each three or more bedroom **dwelling unit**;
  - vi. A minimum of 2.0 residential visitor **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit**;

- vii. no **parking spaces** are required for other permitted uses;
  - viii. residential visitor **parking spaces** may be shared on a non-exclusive basis with all other non-residential uses and may be located within a **public parking** use;
  - ix. Permit **car-share parking spaces** on-site at-grade or below ground level.
- (K) Accessible parking spaces will be provided as follows:
- i. if the number of **parking spaces** is less than 13, a minimum of 1 accessible **parking space**;
  - ii. if the number of **parking spaces** is 13 to 100, a minimum of 1 accessible **parking space** for every 25 **parking spaces** or part thereof;
  - iii. if the number of **parking spaces** is more than 100, a minimum of 5 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**.
- (L) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (M) Despite regulations 200.15.1(1) and (3), an accessible parking space must have the following minimum dimensions:
- i. a minimum width of 3.4 metres;
  - ii. a minimum length of 5.6 metres;
  - iii. a minimum vertical clearance of 2.1 metres; and
  - iv. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;

- (N) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within 20 metres of a barrier free entrance to a **building** or to a passenger elevator that provides access to the first **storey** of a **building**;
- (O) Despite clause 220.5.10.1, one (1) Type “G” **loading space** must be provided;
- (P) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** must have the following minimum dimensions:
- i. a minimum length of 1.6 metres;
  - ii. a minimum width of 0.3 metres; and
  - iii. a minimum vertical height of 1.1 metres;
- (Q) Despite regulation 230.40.1.20(2), short-term **bicycle parking spaces** may be located outside of the **building** and within the first **storey** of the **building**.
- (R) Despite regulations 230.5.1.10(9)(B)(iii) and (10), and clause 230.40.1.20, long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, and may be located in a secured room or area on the ground floor, the P1 and P2 levels, but is not required to occupy 50% of the area.
- (S) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- i. For the purposes of this By-law [**Clerks to provide By-law ##**], **car-share** means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made available for short-term rental, including hourly rental for the use of at least the occupants of the building erected on the lot.

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

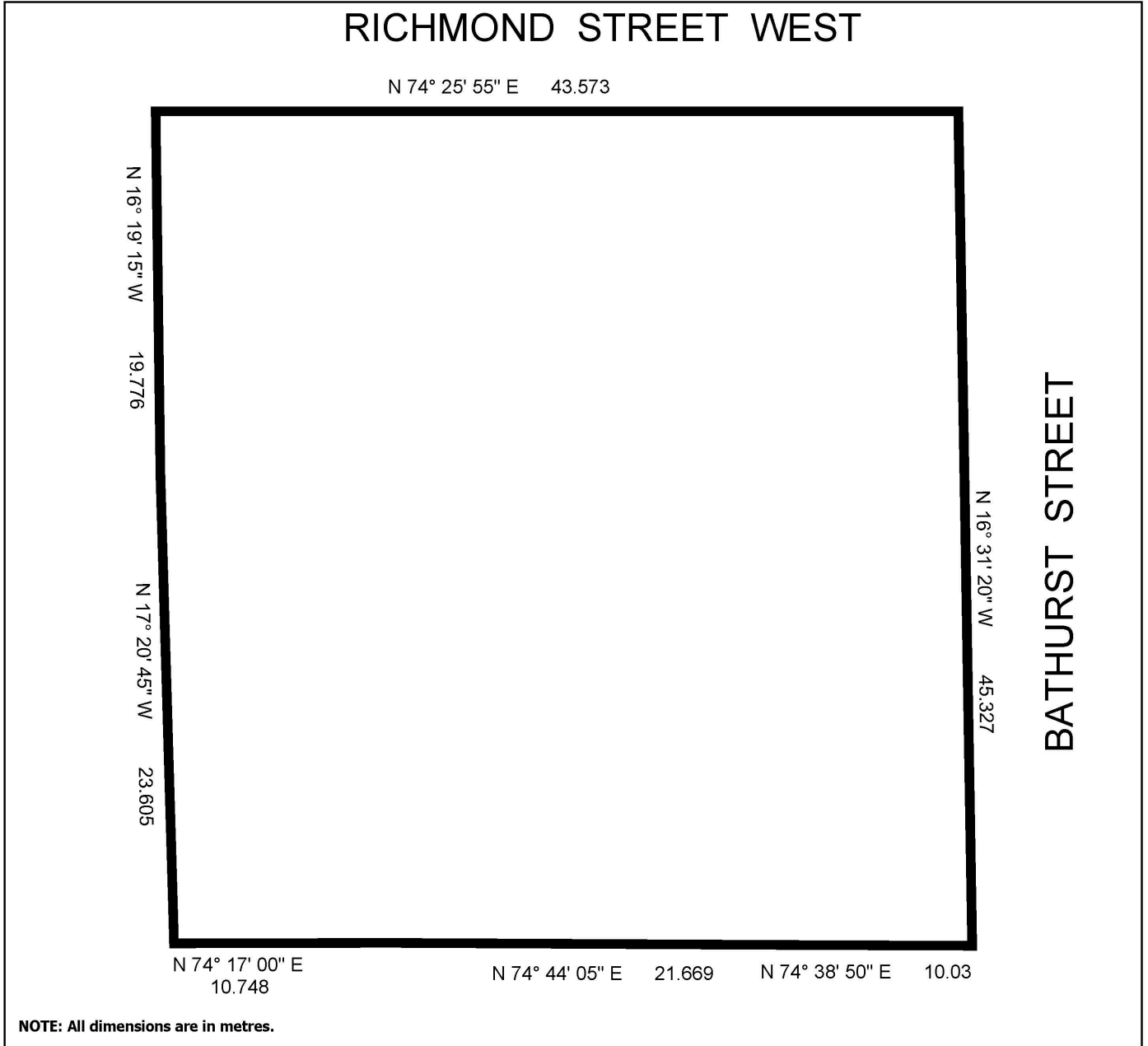
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, 2023.

**INSERT,**  
Mayor  
(Corporate Seal)

JOHN ELVIDGE  
City Clerk

Draft



**Diagram 1**

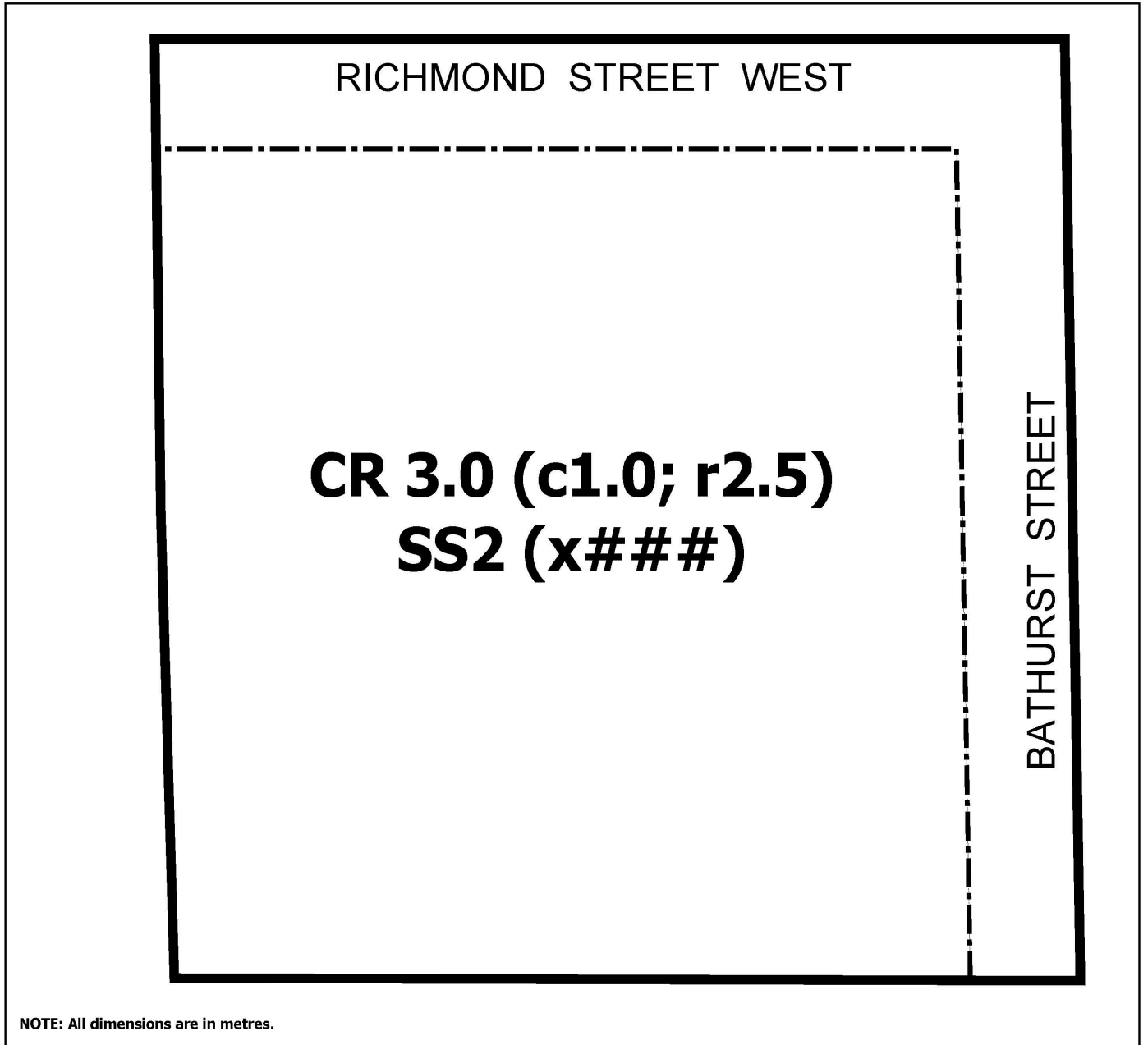
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623-627 Richmond Street West, Toronto**

File #21 181257 STE 10 OZ

Not to Scale







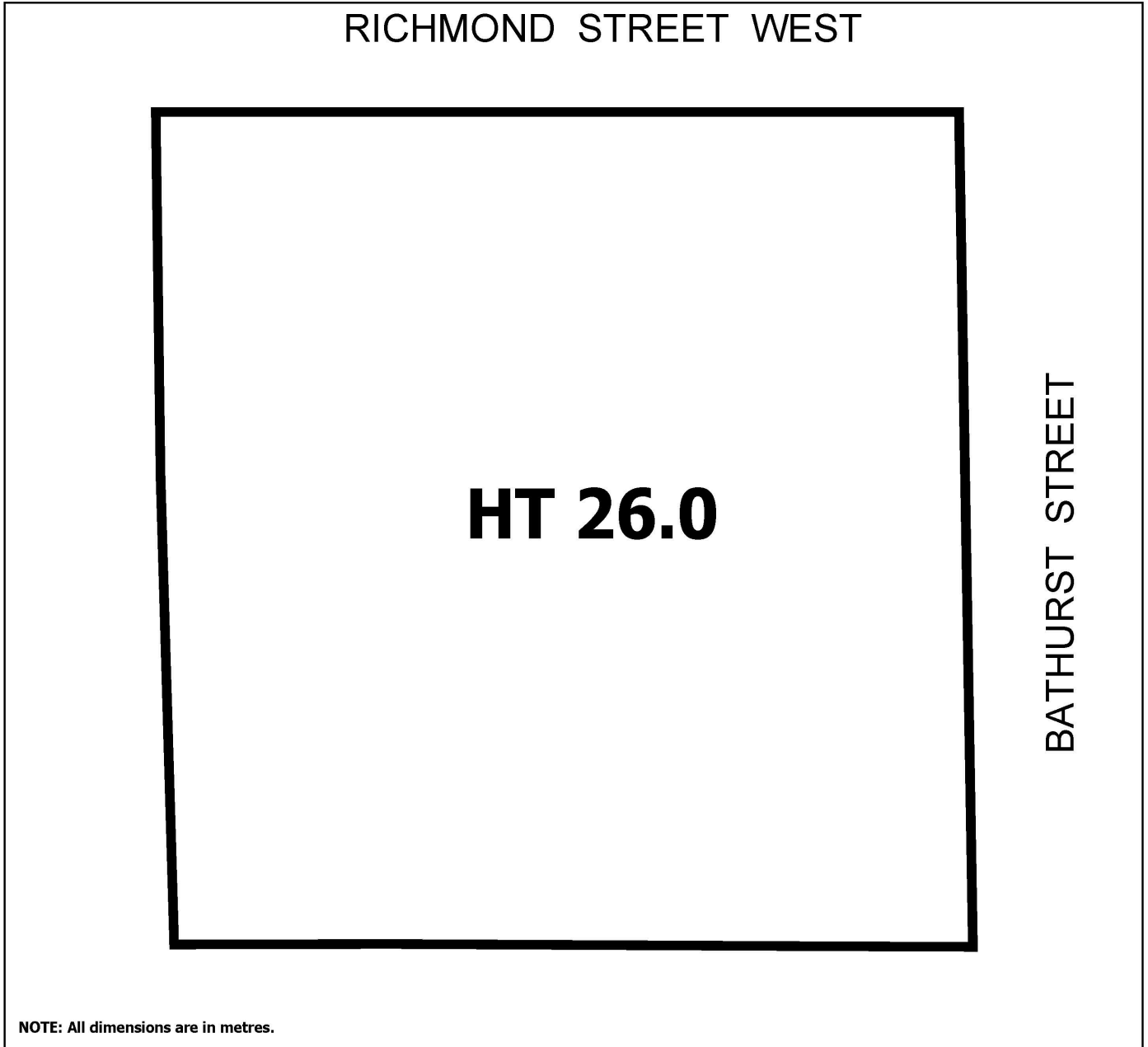
**Diagram 2**

**152-164 Bathurst Street &  
623-627 Richmond Street West, Toronto**

File #21 181257 STE 10 OZ

Not to Scale





NOTE: All dimensions are in metres.



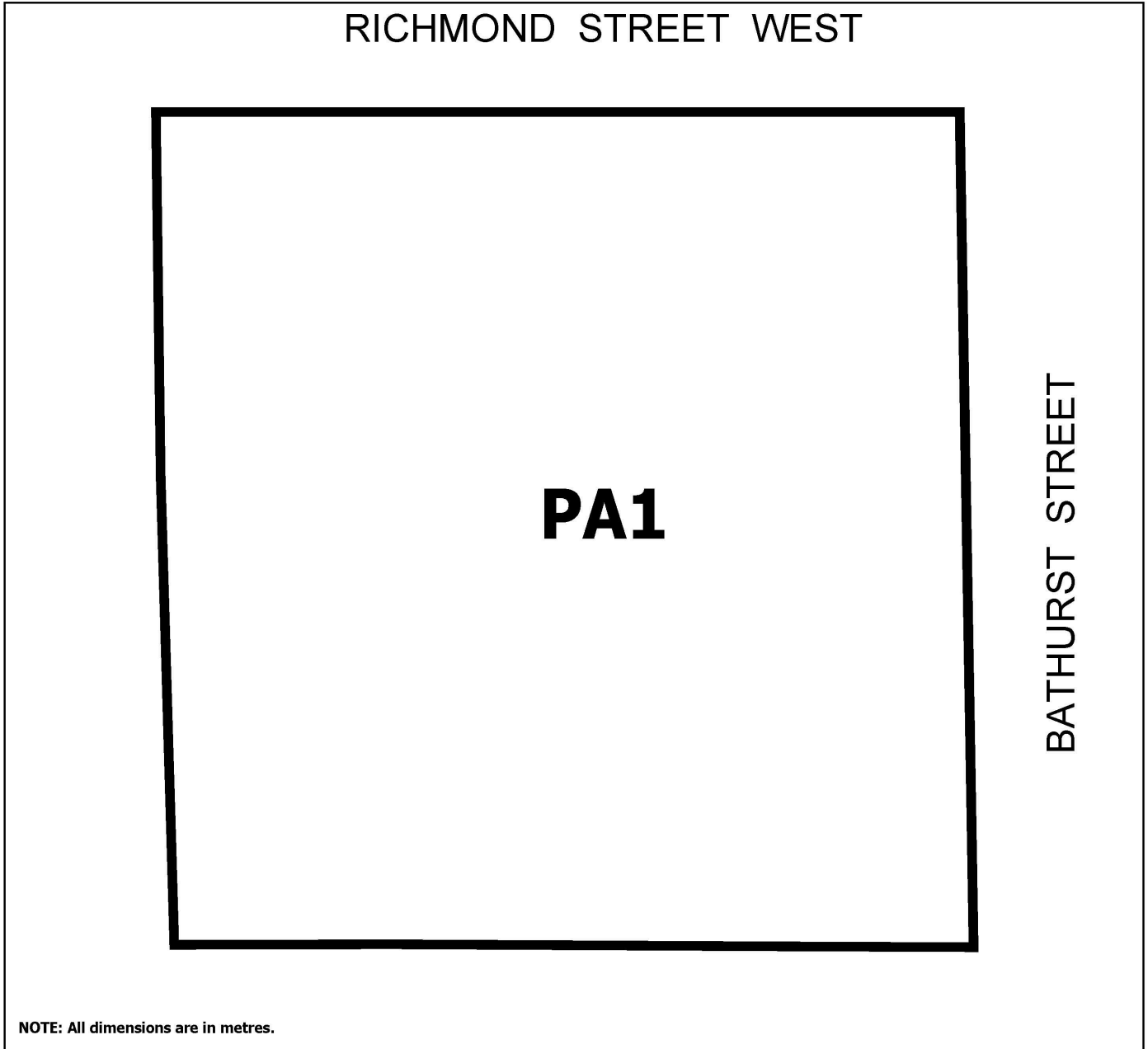
**152-164 Bathurst Street &  
623-627 Richmond Street West, Toronto**

**Diagram 3 - Height Overlay**

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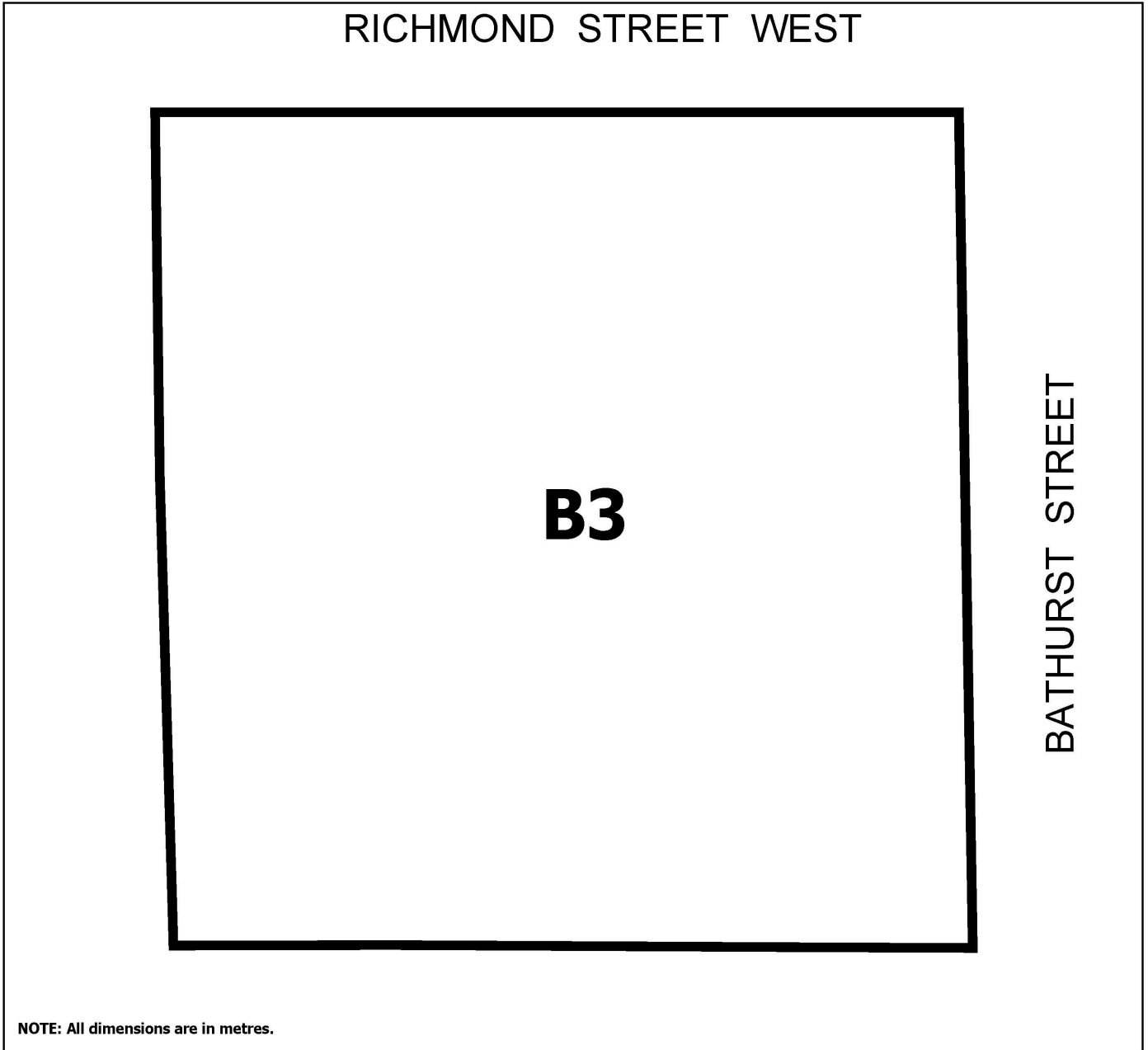
**152-164 Bathurst Street &  
623-627 Richmond Street West, Toronto**

**Diagram 4 - Policy Area**

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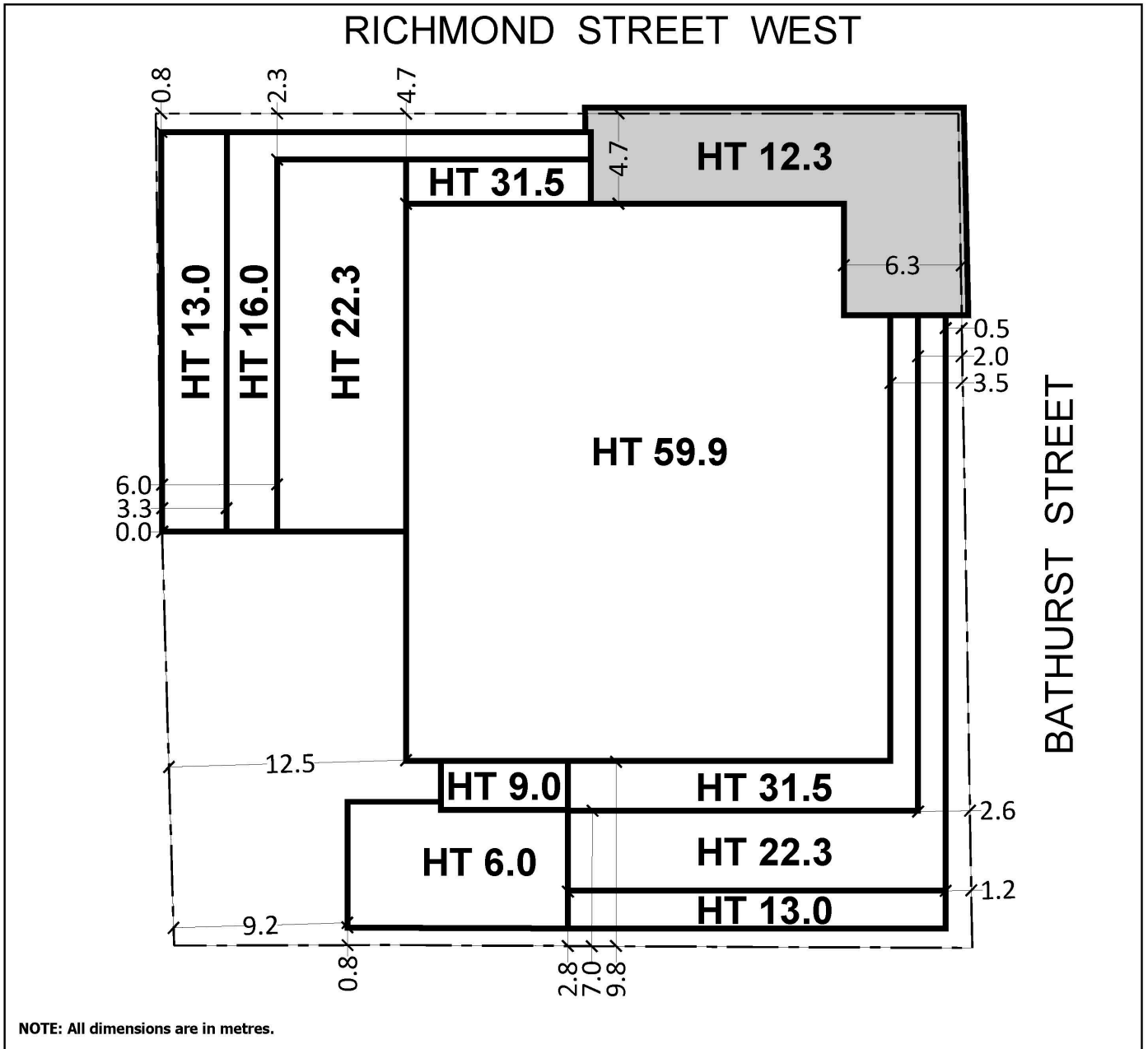
**152-164 Bathurst Street &  
623-627 Richmond Street West, Toronto**

**Diagram 5 - Rooming House**

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Not to Scale





**Diagram 6**

Existing heritage building to be retained

Not to Scale

