

CITY OF TORONTO

BY-LAW XXXX-20XX

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2039-2049 Yonge Street and 40- 50 Tullis Drive

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 By-law 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 from R (d0.6)(x931), CR 3.0 (c2.0; r2.5) SS2 (x2407), and CR 3.0 (c2.0; r2.5) SS2 (x2424), to CR 3.0 (c2.0; r2.5) SS2 (x852) 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 852 so that it reads:

(852) Exception CR 852

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 2039-2049 Yonge Street and 40-50 Tullis Drive, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to Regulations (M) below:
- (B) Despite regulations 40.10.40.40(1) & (2), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 11,250 square metres, provided:
 - (i) The residential **gross floor area** does not exceed 10,800 square metres: and

- (ii) The non-residential **gross floor area** does not exceed 500 square metres;
- (C) Despite regulation 40.5.40.10(1) & (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 154.885 metres to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (E) Despite (D) above and Regulations 40.5.40.10(3) to (8), the following may project above the permitted maximum height as shown on Diagram 3 of By-law [Clerks to insert By-law ##] as follows:
- (i) equipment and **structures** used for the functional operation of the **building**, including elevator overruns, mechanical penthouses, and the screening of these equipment and **structures** by not more than 7.5 metres;
 - (ii) parapets, balustrades, railings, wind screens, balcony guards, handrails, window sills, skylights, terraces, light fixtures, scuppers, roof drainage, vents, stacks, roof access hatches, enclosed roof access stairs, fall-arrest systems, insulation and building envelope membranes, bollards, outdoor furniture, planters and built-in planter boxes by not more than 5.0 metres;
 - (iii) pergolas, trellises, awnings, window washing and related equipment by not more than 5.0 metres.
 - (iv) **Green roof** and associated elements, including parapets, soil coverage, and sloped toppings by not more than 5.0 metres;
- (F) Despite Regulation 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (G) Despite (F) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
- (i) cornices, ornamental elements, pillars, art and landscape features, awnings, balconies, canopies, parapets, railings, wind screens, balcony guards, handrails, windowsills, terraces, trellises, light fixtures, scuppers, fall-arrest systems, window washing equipment, site servicing features, insulation and **building** envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
 - (ii) patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles by not more than 1.5 metres;

- (H) Despite Clause 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 38 **parking spaces** for the use of the residents of the **building**;
 - (ii) a minimum of 5 **parking spaces** for the use of visitors of the residents; and
 - (iii) no **parking spaces** are required for non-residential uses.
- (I) Despite Regulation 200.5.1.10(2)(E) elements or equipment for the charging of electric or hybrid-electric **vehicles** may encroach into a **parking space** provided it encroaches no more than 0.30 metres so as to reduce the length of the **parking space**.
- (J) Despite regulations 230.5.1.10(4)(A) a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) minimum length of 1.8 metres; and
 - (ii) minimum width of 0.25 metres;
- (K) Despite regulations 230.5.1.10(5)(A) an area used to provide **stacked bicycle parking spaces** must have a vertical clearance of 1.2 metres;
- (L) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** may overlap horizontally with another **stacked bicycle parking space**.
- (M) Despite regulation 230.5.1.10(4)(B) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) minimum length or vertical clearance of 1.8 metres;
 - (ii) minimum width of 0.4 metres; and
 - (iii) minimum horizontal clearance from the wall of 1.0 meters.

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

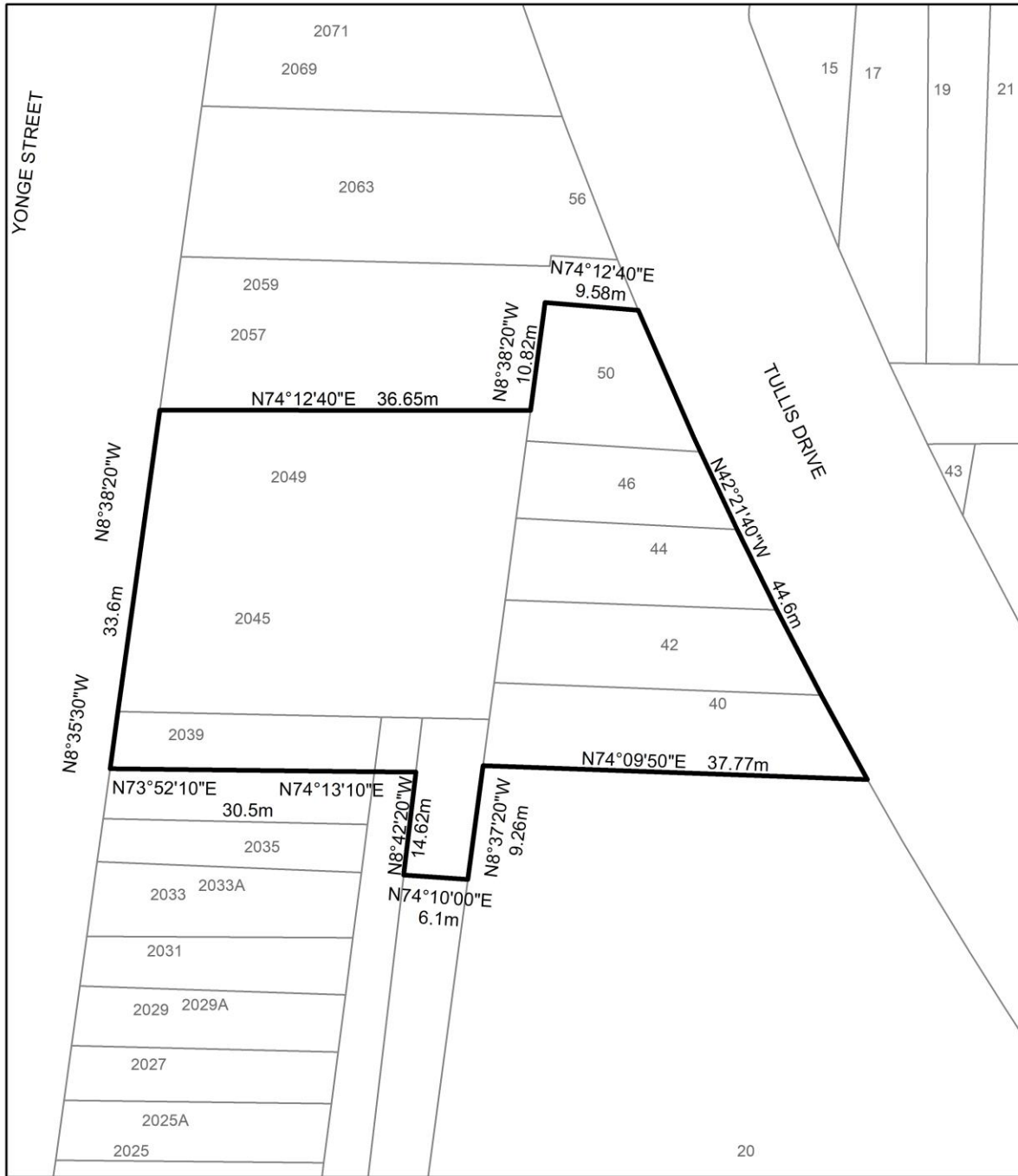
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [DATE]

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

Diagram '1'

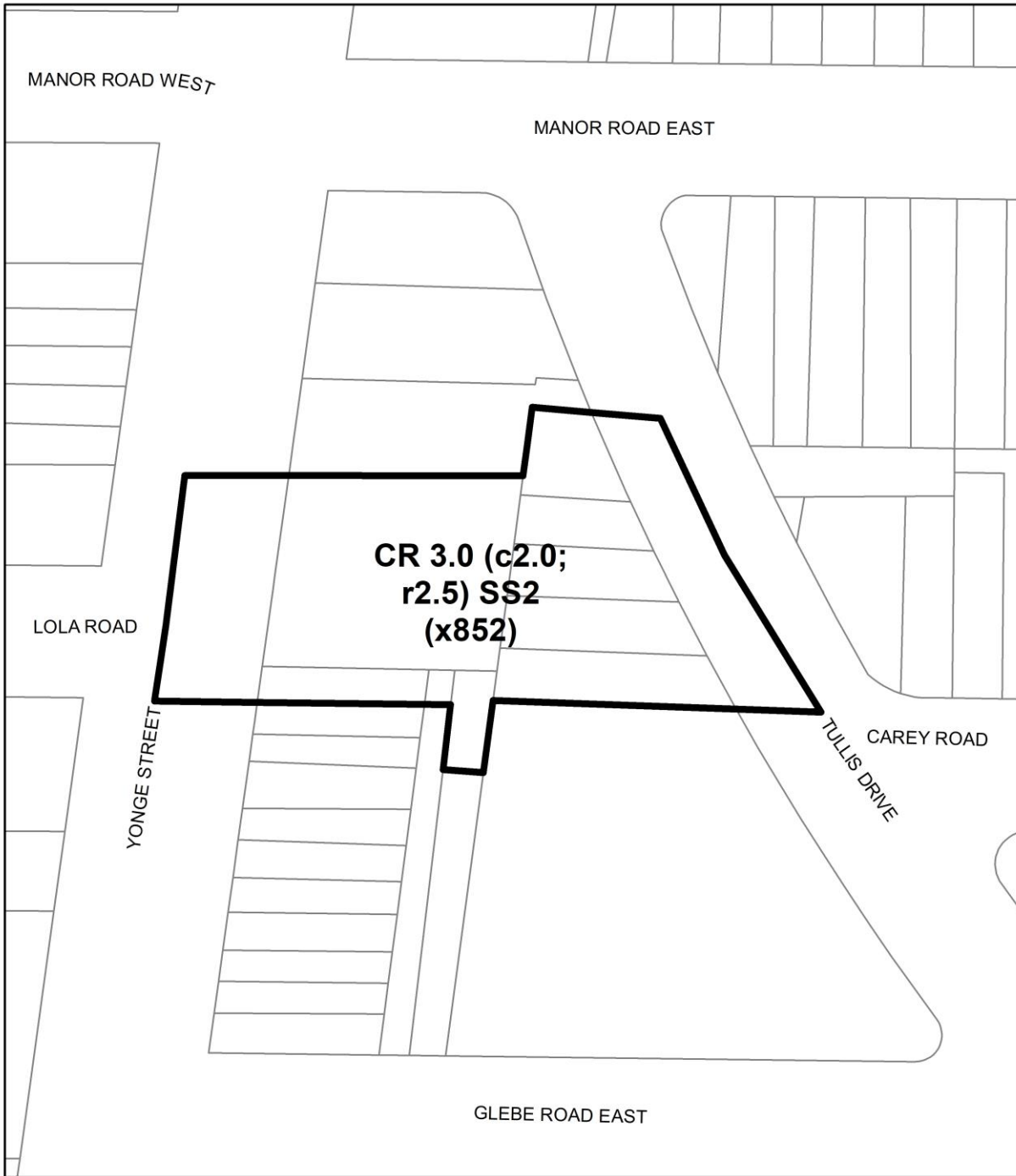


 **TORONTO**
Diagram 1

**2039 - 2049 Yonge Street And
40-50 Tullis Drive**
File # 21 242724 STE 12 OZ


City of Toronto By-law 569-2013
Not to Scale
04/04/2023

Diagram '2'



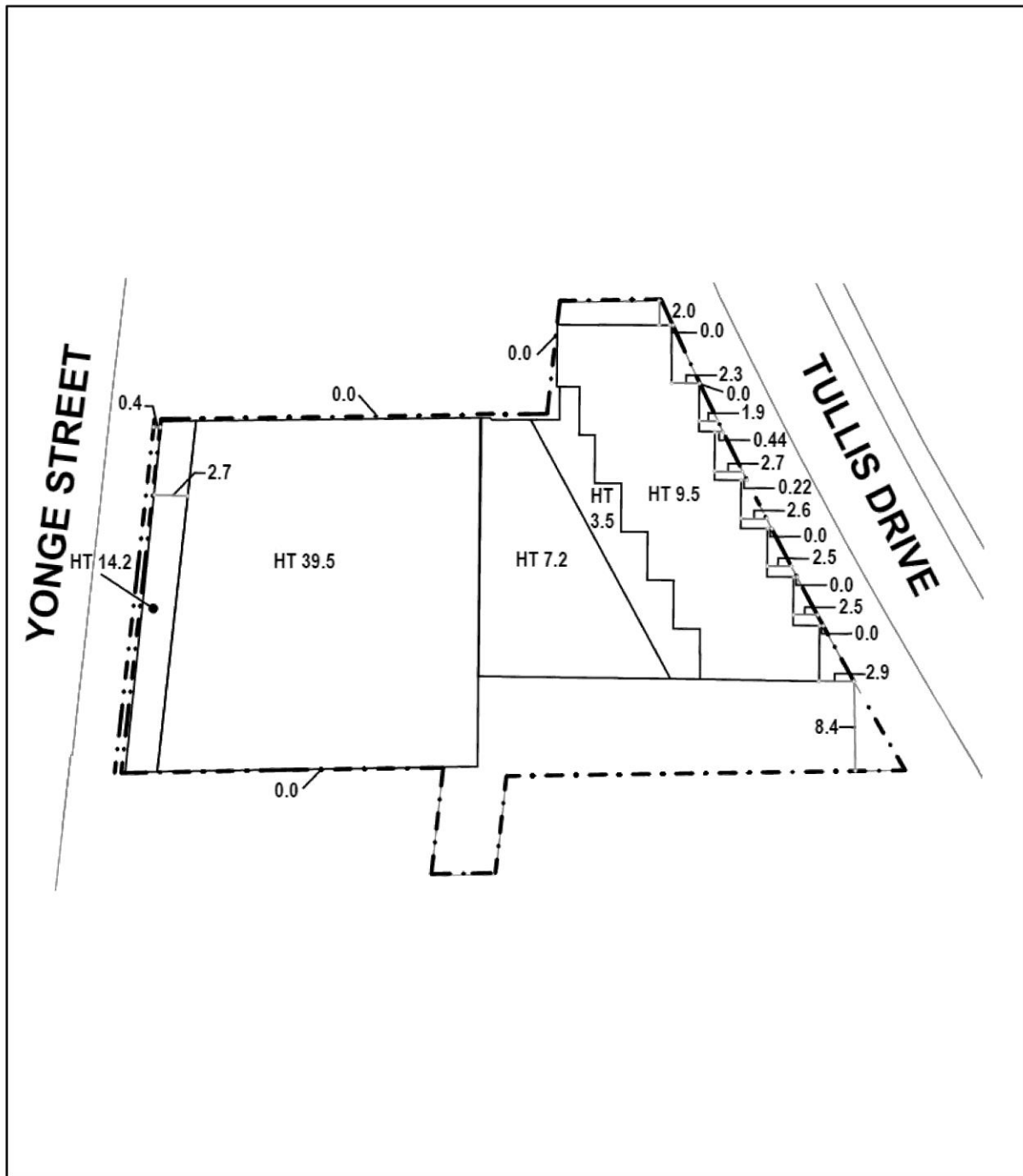
 **TORONTO**
Diagram 2

**2039 - 2049 Yonge Street And
40-50 Tullis Drive**

File # 21 242724 STE 12 0Z


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Not to Scale
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Diagram '3'



 **TORONTO**
Diagram 3

**2039 - 2049 Yonge Street And
40-50 Tullis Drive**

File # 21 242724 STE 12 0Z


City of Toronto By-law 569-2013
Not to Scale
03/30/2023