

Authority: Toronto and East York Community Council Item [##], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ###-YEAR

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 24 and 26 Imperial Street

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; and

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 subject to this By-law to CR 3.0 (c2.0; r2.5) SS2 (x414) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the following subsection to Article 900.11.10 Exception Number 414 so that it reads:

(414) Exception CR (414)

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 24 and 26 Imperial Street, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], 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 (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 of 156.2 metres and the elevation of the highest point of the **building** or **structure**;

- (C) 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 3 of By-law [Clerks to insert By-law ##];
- (D) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.5 metres;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 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 access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (v) planters, **landscaping** features, agricultural elements, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection by a maximum of 3.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 4,000 square metres;
- (G) Despite Regulation 40.10.40.50(1)(B), the outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor **amenity space**;
- (H) Despite Regulation 40.10.40.50(1)(C), no more than 55% of the outdoor component may be a **green roof**;
- (I) 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; and
 - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (J) Despite Regulations 40.5.40.70(1) and 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 and 4 of By-law [Clerks to insert By-law ##];
- (K) Despite Regulation (I) of By-law [Clerks to insert By-law #], a **building** or **structure** must be set back a minimum of 3.0 metres from any Toronto Transit Commission infrastructure, including all below and above ground **structures**;
- (L) Despite Clause 40.10.40.60 and (J) above, the following **building** elements and **structures** may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, structural columns and elements and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) eaves, by a maximum of 0.50 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;

- (M) Despite Regulation 40.10.40.60(1) and (L) above, decks, porches, balconies or similar **structure** located on the eastern and western **main walls** of the **building** are not permitted to encroach into the required **building setbacks**;
- (N) Despite Regulation 200.5.1.10 (12)(B), the minimum required width of a **vehicle** entrance or exit for an area with **stacked parking spaces** is 2.2 metres;
- (O) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
 - (i) A minimum of one **parking space** is required for residential visitors;
- (P) Despite Regulation 200.5.1.10(2) **stacked parking spaces** may have the following minimum dimensions:
 - (i) width of 2.2 metres;
 - (ii) length of 5.3 metres; and
 - (iii) minimum vertical clearance of 1.5 metres; and
 - (iv) no additional width is required for a **parking space** that is obstructed as described in Regulation 200.5.1.10(2)(D);
- (Q) Despite Regulation 220.5.10.1(2), no **loading spaces** are required;
- (R) Despite Regulation 230.40.1.20(2), a “short term” **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**; and
- (S) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (R) above, must comply with Regulation 900.11.10(554).

Prevailing By-laws and Prevailing Sections: None Apply

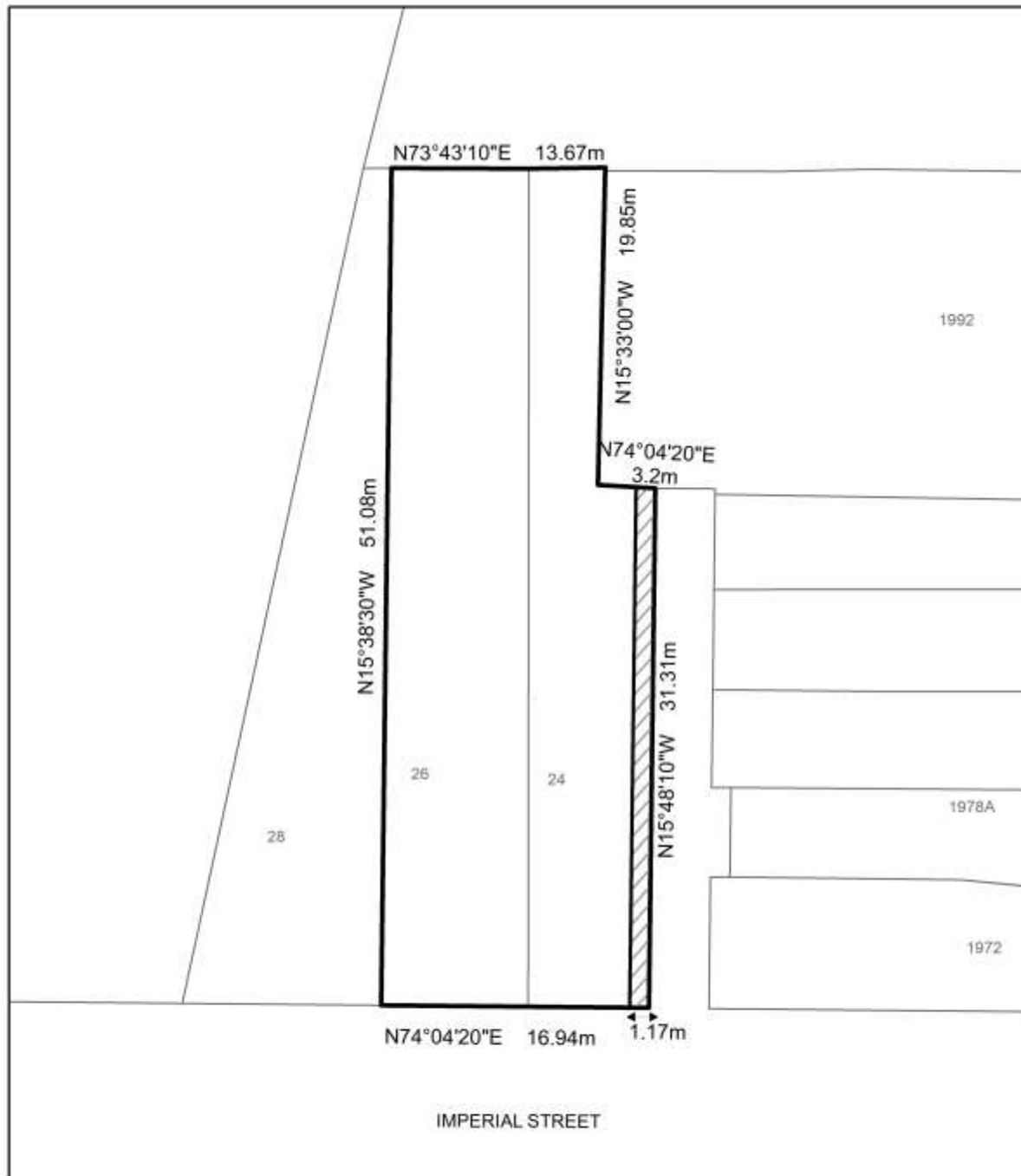
5. Despite any severance, partition or division of the lands as shown on Diagram 1 of By-law [Clerks to insert By-law #], the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on June , 2023.

Frances Nunziata
Speaker

John D. Elvidge
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

24 - 26 Imperial Street

File # 19 238226 STE 12 0Z

 1.17m Lane Widening

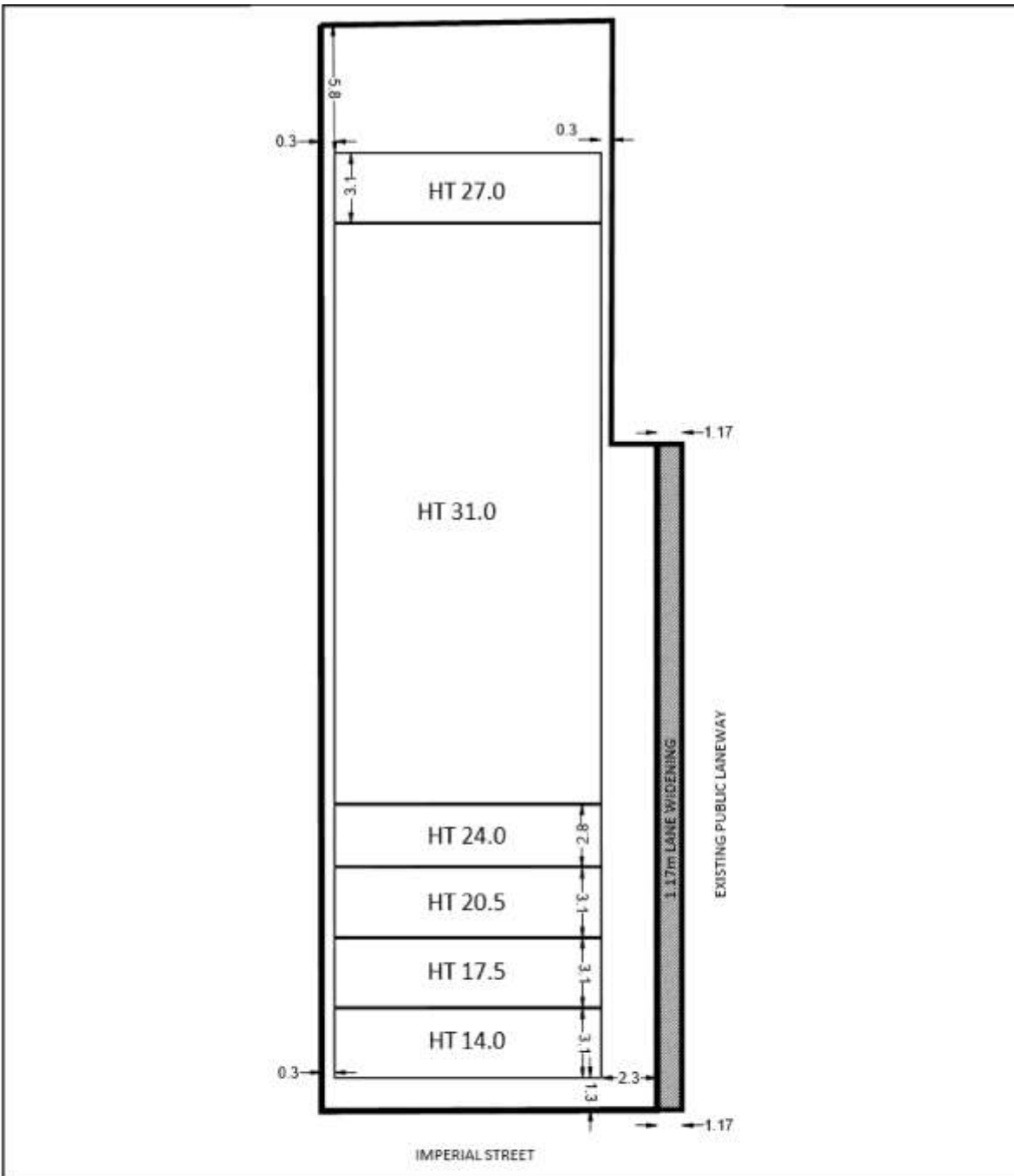

City of Toronto By-law 569-2013
Not to Scale
04/04/2023



 **Toronto**
Diagram 2

24 - 26 Imperial Street

File # 19 238226 STE 12 0Z



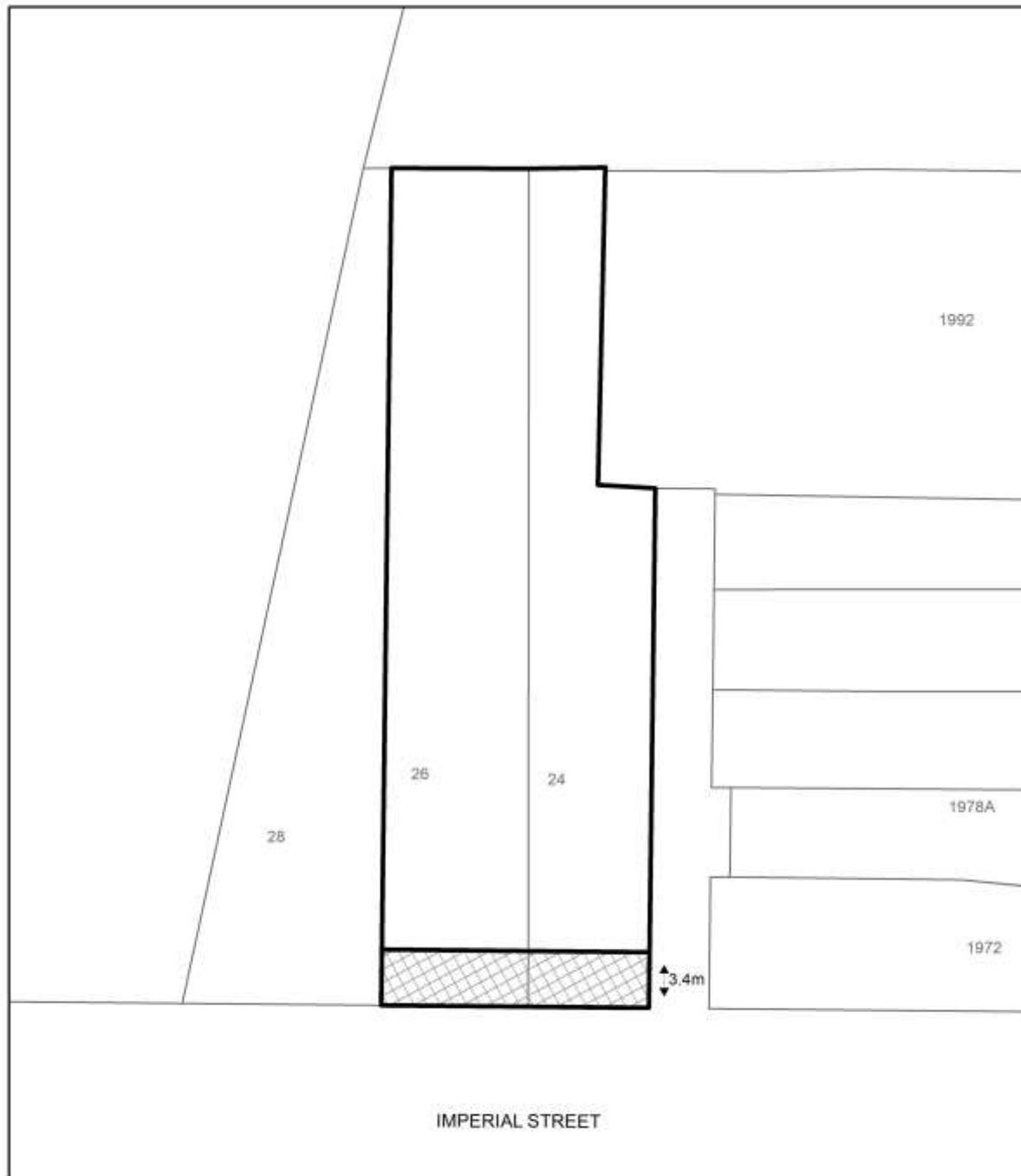
 **Toronto**
Diagram 3

24 - 26 Imperial Street

File # 19 238226 STE 12 02

 1.17m Lane Widening


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



 **TORONTO**
Diagram 4

24 - 26 Imperial Street

File # 19 238226 STE 12 0Z

 3.4m At-Grade Setback


City of Toronto By-law 569-2013
Not to Scale
04/05/2023