

Attachment 6 – Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~ 202X

CITY OF TORONTO**BY-LAW XXX-2023**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 1087 to 1091 Yonge Street and 9 Price 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, as amended;

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 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 3.0 (c3.0; r1.5) SS2 (x2410) to a zone label of CR 5.0 (c3.0; r3.0) SS2 (x880), 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 880, so that it reads:

(880) Exception CR 880

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 lands municipally known as 1087 to 1091 Yonge Street and 9 Price Street, if the requirements of By-law [Clerks to supply By-law Number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 122.0 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), for any non-residential use the floor level of the first storey must:
 - (i) be located between Canadian Geodetic Datum elevations of 121.0 and 122.2 metres, and
 - (ii) have a pedestrian access, other than service entrances, which, if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally.
- (E) 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” shown on Diagram 3 of By-law [Clerks to supply By-law Number];
- (F) 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 3.0 metres;
- (G) Despite regulations 40.5.40.10(3) to (8), and (E) above, the following **building** elements and **structures** may exceed the permitted maximum **building** height:
 - (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as 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, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 1.8 metres;
 - (iv) building maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and

- (vii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.5 metres;
 - (viii) the building elements and structures listed in (i) to (iv) above may not exceed the maximum building height of 54.0 metres
- (H) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** is 11,300 square metres;
- (I) Despite regulations and 40.10.40.70(2) and 40.10.40.80(2) the required minimum **building setbacks** and required minimum separation between **main walls** are as shown on Diagram 3 of By-law [Clerks to supply By-law Number];
- (J) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60, and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.5 metres, except for main walls where balcony projections are not permitted as shown on Diagram 3 of By-law [Clerks to insert by-law number];
 - (ii) canopies and awnings, by a maximum of 3.0 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 1.0 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 2.5 metres;
 - (vii) eaves, by a maximum of 0.5 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (K) Despite regulations (J) and (K) above, the required minimum separation distance from a **building** or **structure** to all Toronto Transit Commission infrastructure both above and below-**established grade**, is 3.0 metres;
- (L) Despite Regulation 40.10.40.50 (1), **amenity space** must be provided at

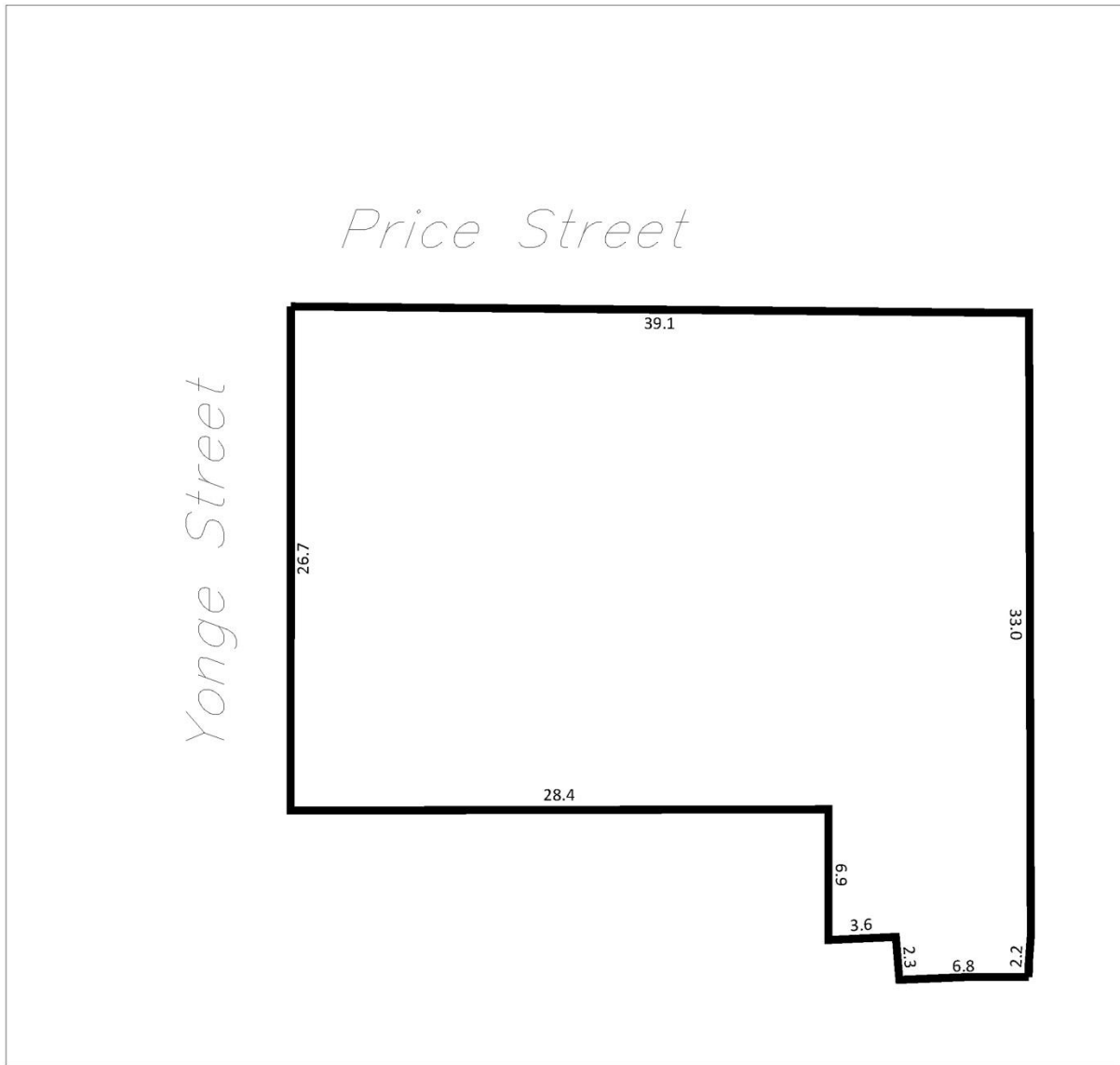
the following rate:

- (i) At least 255 square metres of indoor **amenity space**;
 - (ii) At least 60 square metres of outdoor **amenity space**; and,
 - (iii) No more than 50% of the outdoor component may be a **green roof**;
- (M) 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 0 residential occupant **parking spaces** for **dwelling units**, but not exceeding a permitted maximum of 130 **parking spaces** for **dwelling units**; and,
 - (ii) a minimum of 0 residential visitor **parking spaces** for each **dwelling unit**;
 - (iii) **parking spaces** may be provided within an “automated parking system”,
- (N) Regulations 200.5.1(3) and (12), and 200.5.1.10(13) do not apply to an "automated parking system", provided that “entry cabins” are provided in accordance with the following:
- (i) a minimum of 2 "entry cabins" must be provided;
 - (ii) an "entry cabin" must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;
 - (iii) an “entry cabin” must have the following minimum dimensions:
 - (a) Length of 5.6 metres
 - (b) Width of 2.4 metres;
 - (c) Vertical clearance of 2.1 metres; and
 - (d) the entire length must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (O) Despite Regulations 200.5.1.10 (2) and 200.15.1(1) to (4), the minimum dimensions of a **parking space** or accessible **parking space** located within a **stacked parking space** or an “automated parking system” are as follows:
- (i) Length of 5.2 metres;
 - (ii) Width of 2.4 metres; and,
 - (iii) vertical clearance of 1.5 metres
- (P) Regulations 200.5.1.10(5) and (6) regarding **tandem parking spaces** do not apply to **parking spaces** located within an "automated parking garage";
- (Q) Despite regulation 220.5.10.1(1), a minimum of one (1) Type "G" **loading space** must be provided on the **lot**;

- (R) Despite Regulation 230.5.1.10 (9) a required “long-term” **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**;
- (S) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (T) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** with or without drivers in the **vehicle** during parking and without the use of ramps or drive aisles, and where automated maneuvering of other **vehicles** may be required for **vehicles** to be parked or retrieved.; and
 - (ii) "entry cabin" means the component of an “automated parking system” into which a **vehicle** is deposited, and from which the **vehicle** is retrieved;

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.



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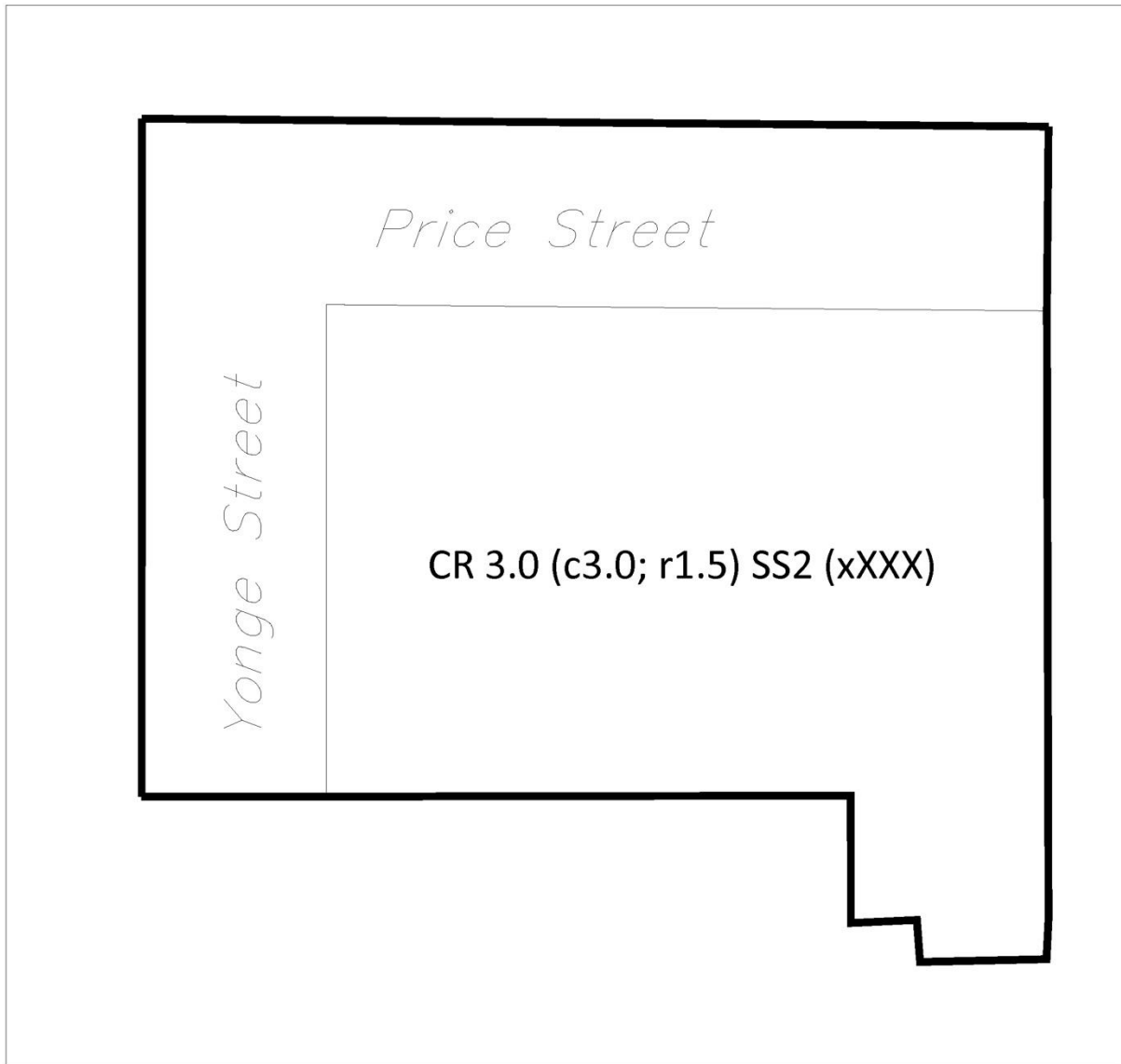
DIAGRAM 1

Zoning By-law Amendment

1091 Yonge Street & 9 Price Street
City of Toronto

Area Affected by this By-law





Not to Scale

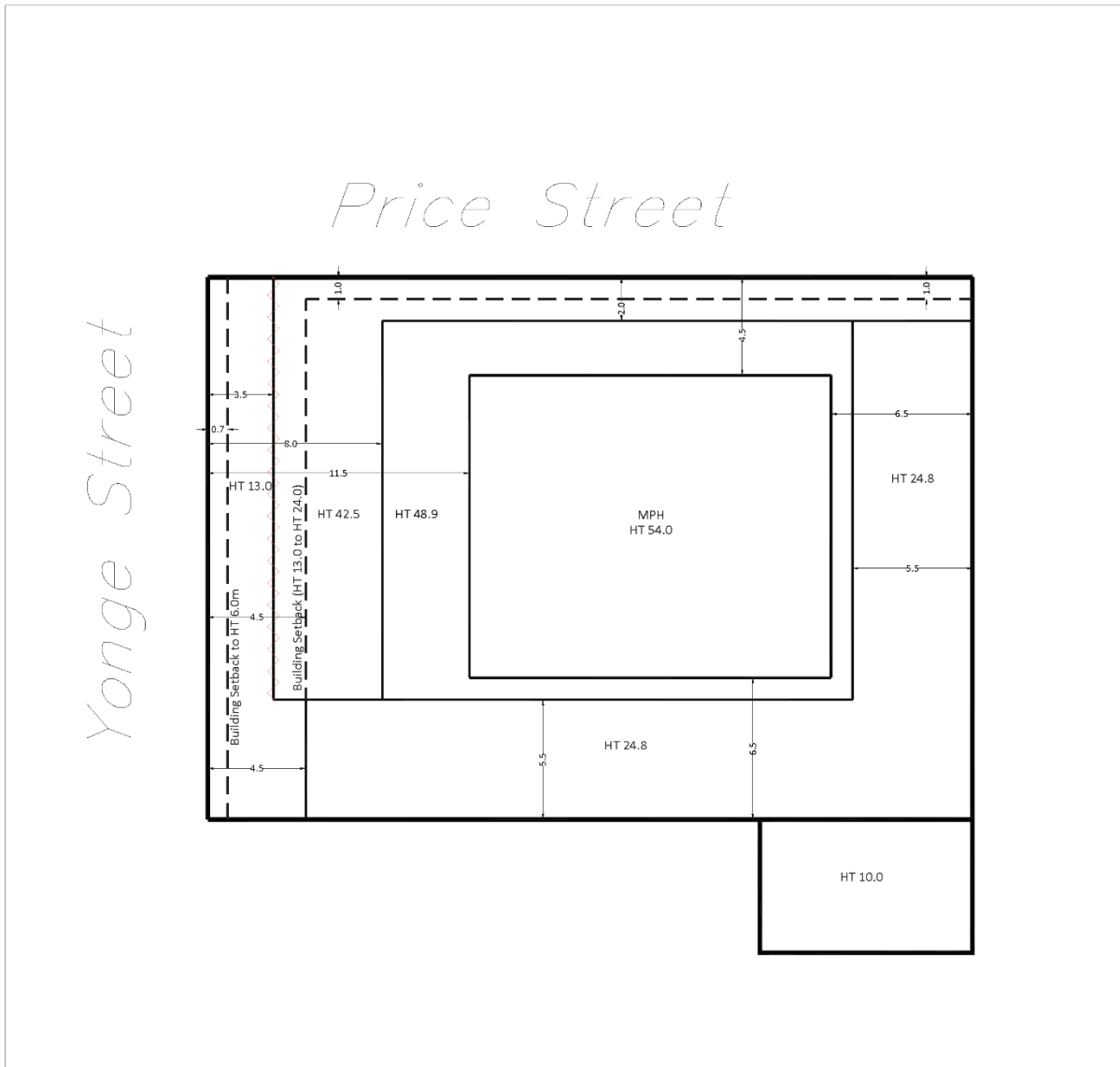
DIAGRAM 2

Zoning By-law Amendment

1091 Yonge Street & 9 Price Street
City of Toronto

Area Affected by this By-law






Not to Scale

DIAGRAM 3

Zoning By-law Amendment

1091 Yonge Street & 9 Price Street
City of Toronto

Area Affected by this By-law 

Main Wall where balcony projections are not permitted 