

Authority: Toronto and East York Community Council
Item XXXX, adopted as amended, by City of Toronto
Council on XX, 2023

CITY OF TORONTO

BY-LAW XXXX-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 1080, 1082, 1084, 1086, and 1088 Yonge 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;

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 to CR 2.5(c2.0, r2.0) SS2 (x864) 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 864 so that it reads:

(864) Exception CR 864

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

Site Specific Provisions:

- (A) On 1080, 1082, 1084, 1086, and 1088 Yonge Street, 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 (J) 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 116.73 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 the **building** or **structure**, is the height in metres specified by the numbers following the letters HT as shown on Diagram 3 of By-law XXXX -2023;
- (D) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height as shown on Diagram 3 of By-law XXXX-2023 as follows:
- (i) the equipment and **structures** used for the functional operation of the **building**, including stair access to the roof by a maximum of 5.5 metres;
 - (ii) the housing or screening of these equipment and **structures** by a maximum of 5.75 metres;
 - (iii) roof assembly, parapets, balustrades, wind screens, handrails, skylights, terraces, light fixtures, roof drainage, vents, stacks, roof access hatches, fall-arrest systems, bollards, outdoor furniture, planter boxes by a maximum of 2.0 metres;
 - (iv) guardrails, railings, and balcony guards measured from the surface of a balcony or terrace by a maximum of 3.0 metres;
 - (v) **green roof** and associated elements, including parapets and sloped toppings by a maximum of 1.0 metres;
 - (vi) divider screens, fences, sound barriers, acoustical screens, and privacy elements, decks, elevator overruns by a maximum of 2.8 metres; and
 - (vii) pergolas, trellises, awnings, window washing equipment by a maximum of 4.0 metres;
- (E) Despite Regulations 40.10.40.40(1) and (2), the permitted maximum **gross floor area** is 9,250 square metres, provided:
- (i) The residential **gross floor area** does not exceed 7,750 square metres; and
 - (ii) The **non-residential gross floor area** does not exceed 1,500 square metres;
- (F) 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;
- (G) Despite Regulation 40.10.40.70(2), the minimum **building setbacks** are as shown in metres on Diagrams 3 and 4 of By-law [XXXX-2023];
- (H) Despite Clause 40.10.40.60, Regulation 40.5.40.60(1) and (G) above the following may encroach into the required minimum **building setbacks** on Diagrams 3 and 4 of By-law [XXXX-2023] as follows:
- (i) cornices, ornamental elements, pillars, art and landscape features, awnings, canopies, parapets, privacy / solar shading screens, window sills, trellises, light fixtures, scuppers, fall-arrest systems, window washing equipment, site servicing features, bollards, integrated planter boxes by a maximum of 2.0 metres;
 - (ii) patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles by a maximum of 1.5 metres;
 - (iii) terraces by a maximum of 0.6 metres
 - (iv) balconies located on the south side of the building at the eleventh storey and associated elements by no more than 3.0 metres including the following:
 - (a) Any exterior flooring, associated elements to exterior flooring, and structural elements;
 - (b) Any sound barriers, glass wind screens, guardrails, railings, balcony guards, or planters;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- i. no residential occupant **parking spaces** are required;
 - ii. a maximum of 60 residential occupant **parking spaces** may be provided;
 - iii. a minimum of 2 residential visitor **parking spaces** must be provided; and
 - iv. a minimum of 2 **parking spaces** for non-residential uses are required.
- (J) Despite Clause 220.5.10.1(9), a minimum of one Type B loading space must be provided and maintained on the lot.
- (K) Despite Clause 40.10.40.1(6), pedestrian access for the building may be

City of Toronto By-law XXXX-2020

located within 12 metres of a lot in the Residential zone which is abutting or is separated by a lane or a street.

Prevailing By-laws and Prevailing Sections: None Apply.

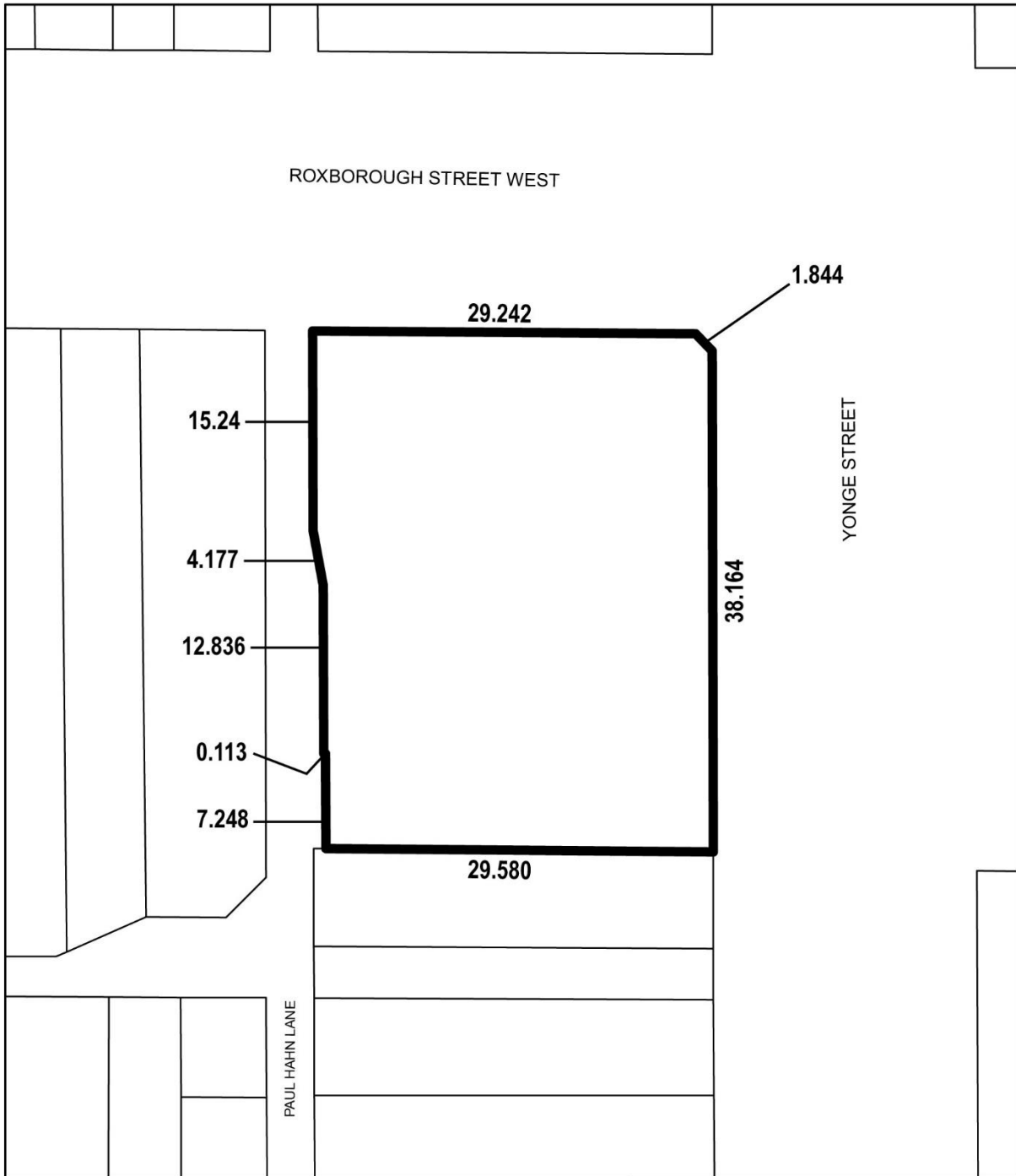
5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

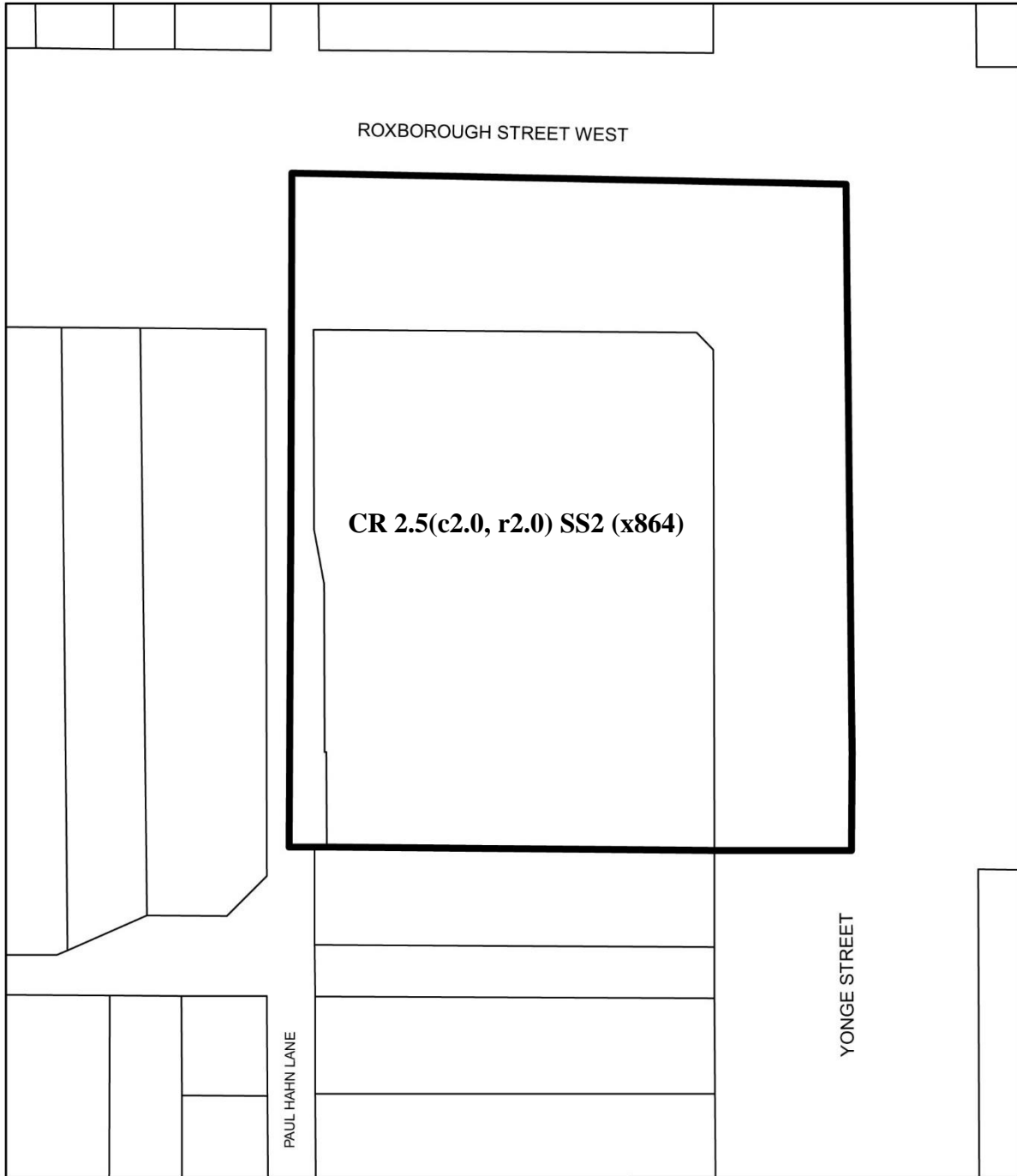
Enacted and passed on ---, 2023.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



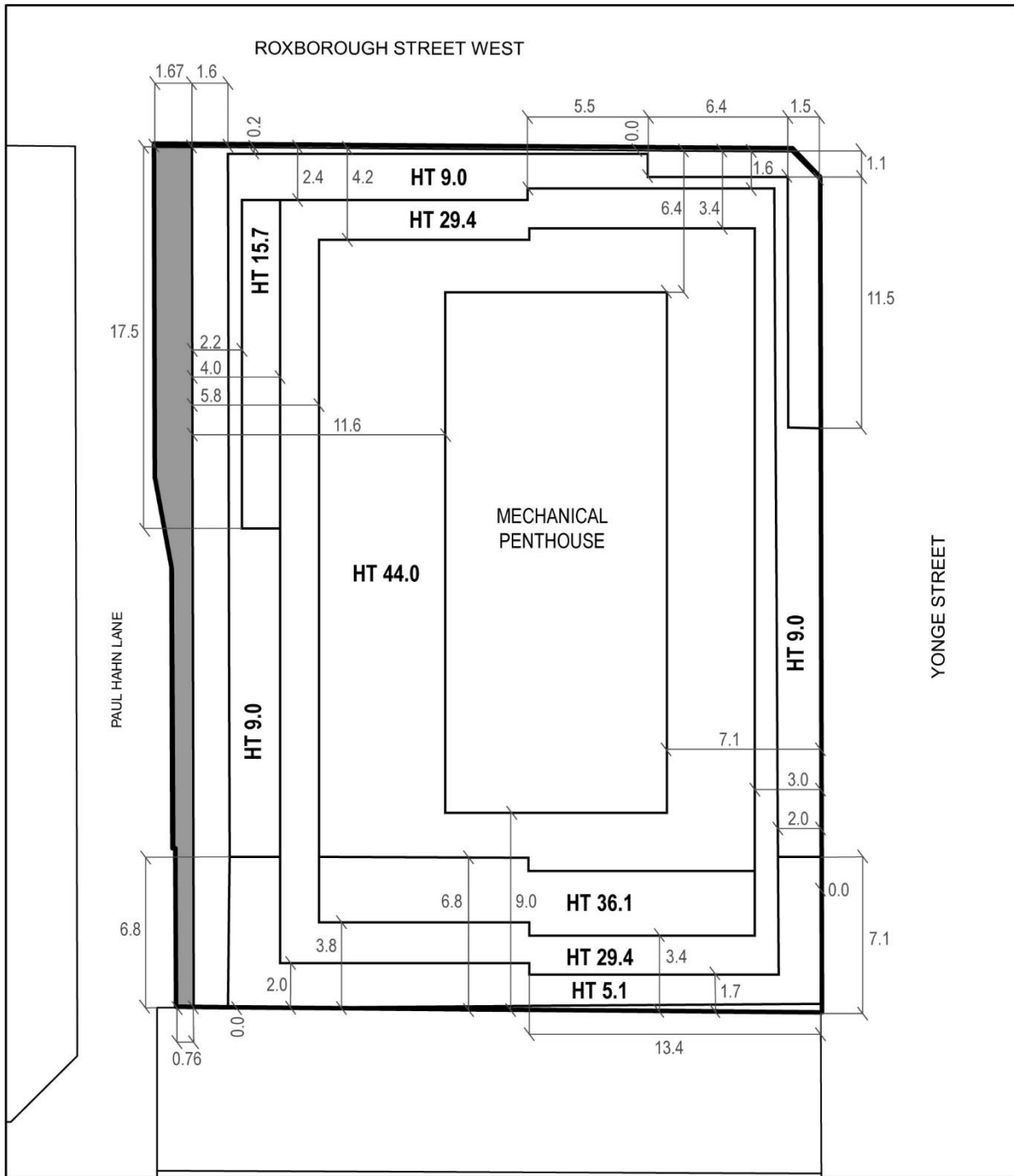


 **TORONTO**
Diagram 2

1080-1088 Yonge Street

File #: 22 154014 STE 11 OZ



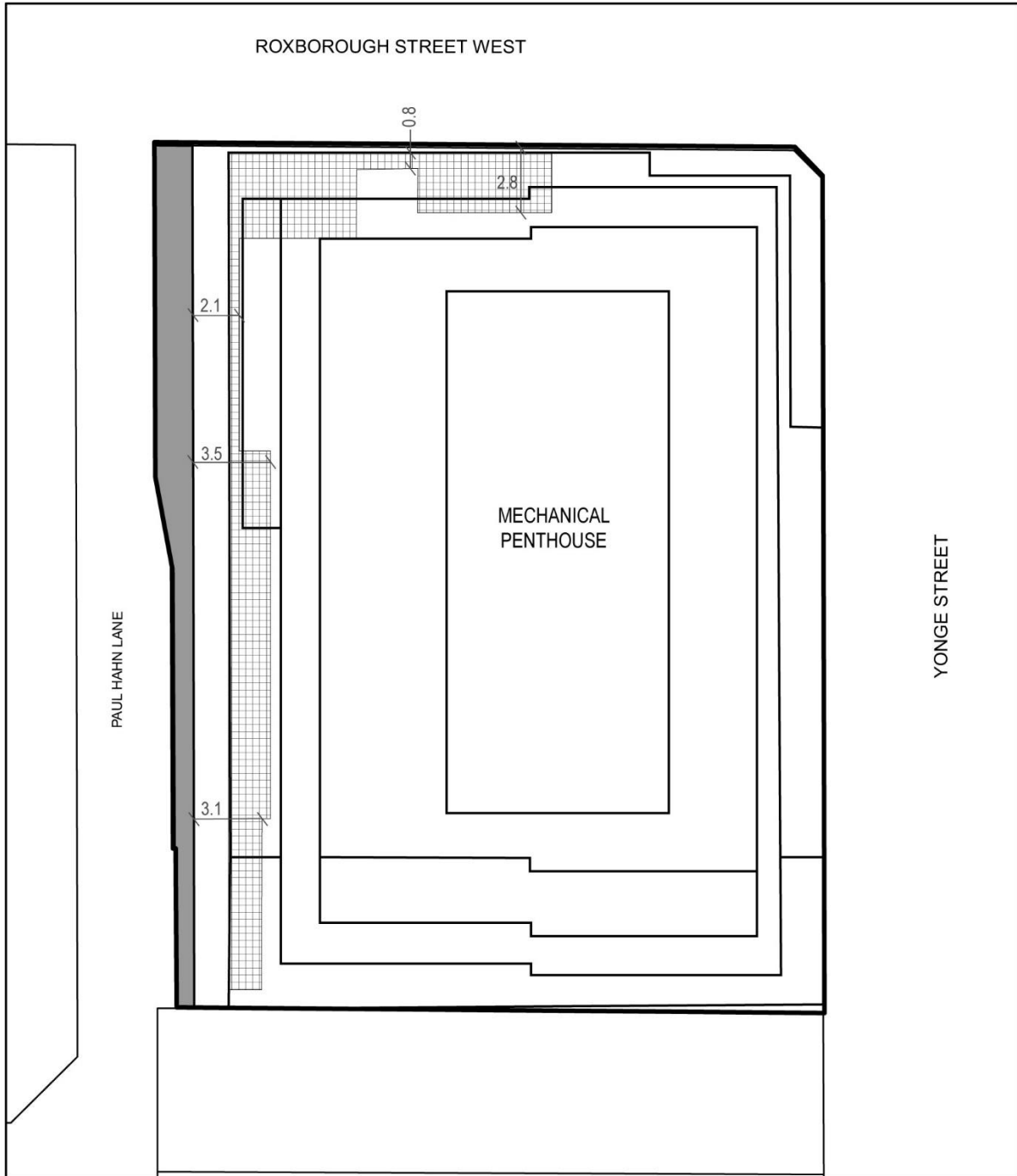


TORONTO
Diagram 3

1080-1088 Yonge Street

File #: 22 154014 STE 11 OZ



 Laneway conveyance




TORONTO
Diagram 4

1080-1088 Yonge Street

File #: 22 154014 STE 11 OZ

-  Ground floor overhang setback area
-  Laneway conveyance


City of Toronto By-law 569-2013
Not to Scale
04/19/2023