

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 310-330 Front 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; and

Whereas authority is given by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to impose a (H) Holding Symbol and to remove the (H) Holding Symbol when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of a (H) Holding Symbol with conditions in the Zoning By-law;

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 a zone label of CRE (x78) to a zone label of CRE (x86) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number **86**, so that it reads:

(86) Exception CRE 86

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 310-330 Front Street West, 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 (T) below:
- (B) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 84.00 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulations 50.10.20.10(1) and 50.10.20.20(1), a **public parking** facility is also permitted, provided it is located in an underground **parking garage**;
- (D) Despite Regulation 50.10.40.10(1) and (3), 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 ##];
- (E) Despite (D) above and Regulations 50.5.40.10(3) to (8), 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) all equipment and **structures** associated with "Existing Building B" and "Existing Building C", shown on Diagram 3 of By-law [Clerks to insert By-law ##], existing as of the date of the passing of this By-law;
 - (ii) mechanical penthouse, elevator overrun and stairs and stair enclosure, may project up to a maximum of 6.0 metres above the height limits for "New Building A" shown on Diagram 3 of By-law [Clerks to insert By-law ##];
 - (iii) glass feature strips and associated **structures** for support, trellises, roof access hatches, balustrades, guard rails, awnings, roof drainage, window sills, terraces, light fixtures, mechanical equipment, lightning rods, chimneys, vents, pergolas, eaves and screens, may project to a maximum of 3.0 metres above the height limits for "New Building A" shown on Diagram 3 of By-law [Clerks to insert By-law ##];
 - (iv) **structures** used for outside or open air recreation, maintenance, safety, or wind protection purposes, photovoltaic panels, **green roofs**, roofing material, pavers, parapets, terrace guards, screens, skylights, window washing equipment, privacy screens, balcony and terrace dividers may project up to a maximum of 4.5 metres above the height limits for the "New Building A", shown on Diagram

3 of By-law [Clerks to insert By-law ##]; and

- (v) **building** maintenance units, window washing equipment, structural damper system and enclosing elements, wind screens, parapets and supporting members and photovalic panels, by a maximum of 6.5 metres above the mechanical penthouse for the “New Building A”, shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (F) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 96,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 39,200 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 56,500 square metres;
- (G) In addition to the requirements of (F) above, the permitted maximum **gross floor area** for “New Building A” as shown in Diagram 3 of By-law [Clerks to insert By-law ##] is 51,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 39,200 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 11,200 square metres;
- (H) Despite Regulation 50.10.40.30(1), a portion of a **building** may be set back more than 50.0 metres from a **lot line** that abuts Front Street West;
- (I) Despite Regulation 50.10.40.50(1), **amenity space** for “New Building A”, as shown on Diagram 3 of By-law [Clerks to insert By-law ##], must be provided on the **lot** at the following rate:
- (i) at least 3.3 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 0.60 square metres for each **dwelling unit** as outdoor **amenity space**;
- (J) Despite Regulations 50.10.40.70(1), (3) and (5) and 50.10.40.80(2) and Article 600.10.10, the required minimum **building setbacks** and the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];

- (K) Despite (J) above and Clauses 50.5.40.60 and 50.10.40.60, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) balconies and terraces by a maximum of 2.0 metres;
 - (ii) ornamental elements, parapets, pillars, trellises, eaves, and window sills by a maximum of 3.0 metres; and
 - (iii) cornices, light fixtures, landscape features, patios, decks, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated **structures** by a maximum of 3.0 metres;
- (L) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and 200.15.10(1), **parking spaces** for all **buildings** on the **lot** must be provided and maintained on the **lot** in accordance with the following:
- (i) a minimum of 60 **parking spaces** for residential occupants;
 - (ii) a minimum of 8 **parking spaces** are required for residential visitors;
 - (iii) a minimum of 363 **parking spaces** must be provided for non-residential uses;
 - (iv) the minimum parking requirement for residential visitors may be satisfied by the provision of **parking spaces** for non-residential uses;
 - (v) a minimum of 6 **parking spaces** must be accessible **parking spaces**; and
 - (vi) a minimum of 2 **parking spaces** must be provided for car share;
- (M) Regulation 200.15.1(4) regarding the location of accessible **parking spaces** does not apply to the 6 accessible **parking spaces** existing on the **lot** as of the date of passing of By-law [Clerks to insert By-law ##];
- (N) Regulations 200.15.1(1) and (3) regarding minimum dimensions for an accessible **parking space** and requirements for a barrier free aisle do not apply to the 6 accessible **parking spaces** existing on the **lot** as of the date of passing of By-law [Clerks to insert By-law ##];

- (O) Regulation 200.5.1.10(2) regarding minimum **parking space** dimensions does not apply with respect to the 405 **parking spaces** existing on the **lot** as of the date of passing of By-law [Clerks to insert By-law ##];
- (P) Regulation 200.5.1(3) regarding minimum **drive aisle** widths does not apply to **drive aisles** existing on the **lot** as of the date of the passing of By-law [Clerks to insert By-law ##];
- (Q) Despite Clause 220.5.10.1, one Type “B”, three Type “C” and one “Type G” **loading space** must be provided for the “New Building A” and “Existing Building C”, as identified on Diagram 3 of By-law [Clerks to insert By-law ##];
- (R) Regulations 220.5.1.10(7) and (8) regarding minimum **loading space** dimensions and standards do not apply to the two **loading spaces** associated with “Existing Building B”, as shown on Diagram 3, existing as of the date of the passing of By-law [Clerks to insert By-law ##];
- (S) Despite Regulation 230.5.1.10(10), both “long-term” and “short-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and
- (T) Despite Regulation 50.10.90.40(1), access to a **loading space** location on the **lot** does not apply.

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 shall apply as if no severance, partition or division occurred.
- 6. Holding Symbol:
 - (A) Despite Regulation 4. (A) to (T) above, until such time as Map 2, attached to this By-law has been amended to remove the (H) Holding Symbol, from all or any part of the **lot**, the following uses shall be permitted:
 - (i) those uses and existing **buildings** and **structures** on the **lot** on the date of the passing of this By-law; and
 - (ii) those uses permitted within the CRE designation in By-law 569-2013, as amended.
 - (B) Lands zoned with a (H) Holding Symbol shall not be used for any purpose other than as provided in (A) above until the (H) Holding Symbol has been removed. Any amending by-law to remove the (H) Holding Symbol in

whole, or in part shall be enacted by City Council when the following matters have been provided, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor:

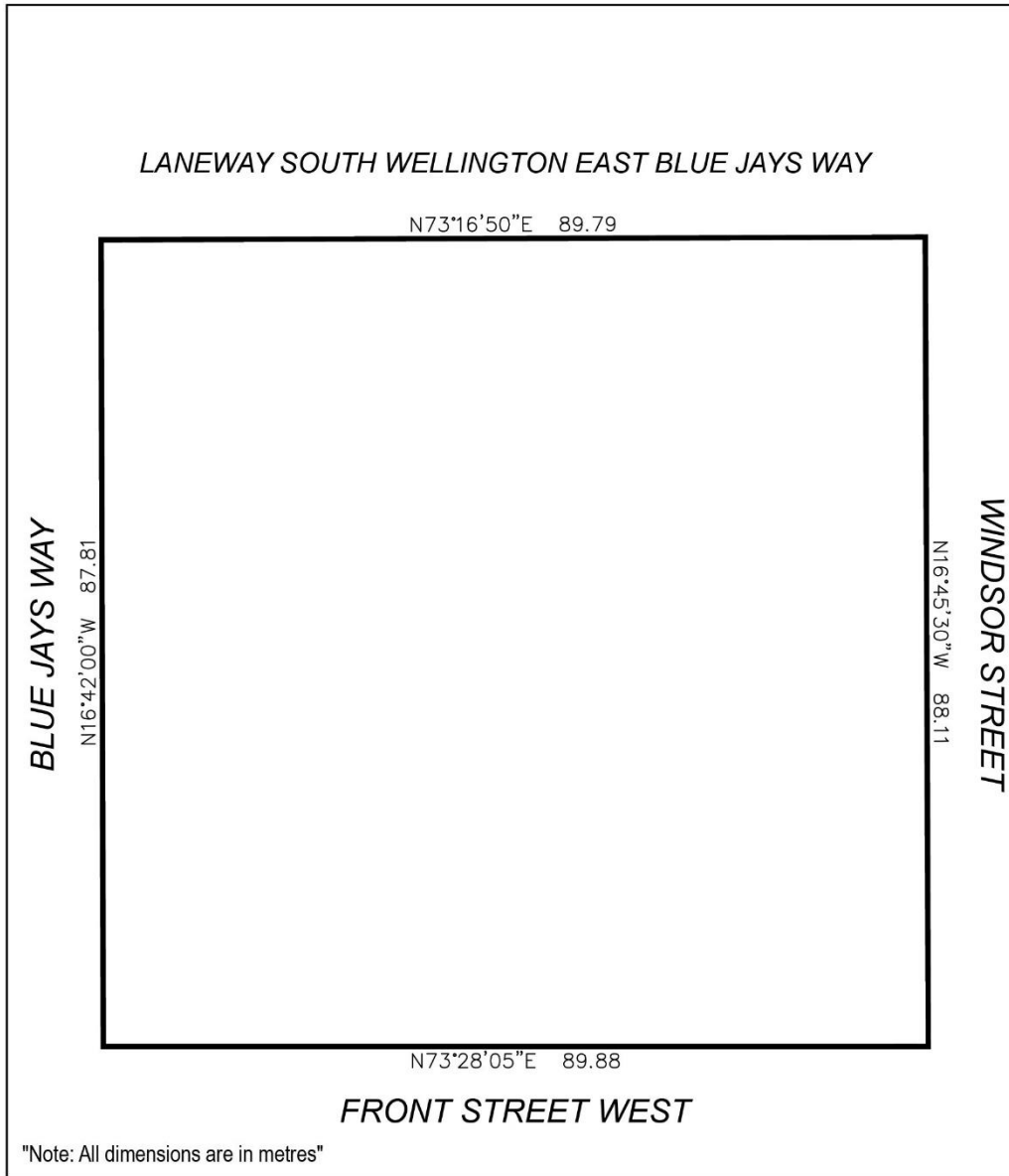
- (i) The owner shall satisfy the following requirements at no cost to the City:
 - (a) The owner shall provide a Functional Servicing and Stormwater Management Report in respect of the development of the subject lands, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (b) the Owner shall make satisfactory arrangements with the City to secure, pay for, and construct all works and improvements to existing City infrastructure to provide servicing capacity to support the development of the subject lands, as recommended in the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (c) the Owner shall complete the construction of and make operational all works and improvements to existing City infrastructure as recommended by the accepted Functional Servicing and Stormwater Management Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - (d) the owner shall provide a HydroG summary form and a Functional Servicing Groundwater summary form in respect of the development of the subject lands, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Enacted and passed on ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

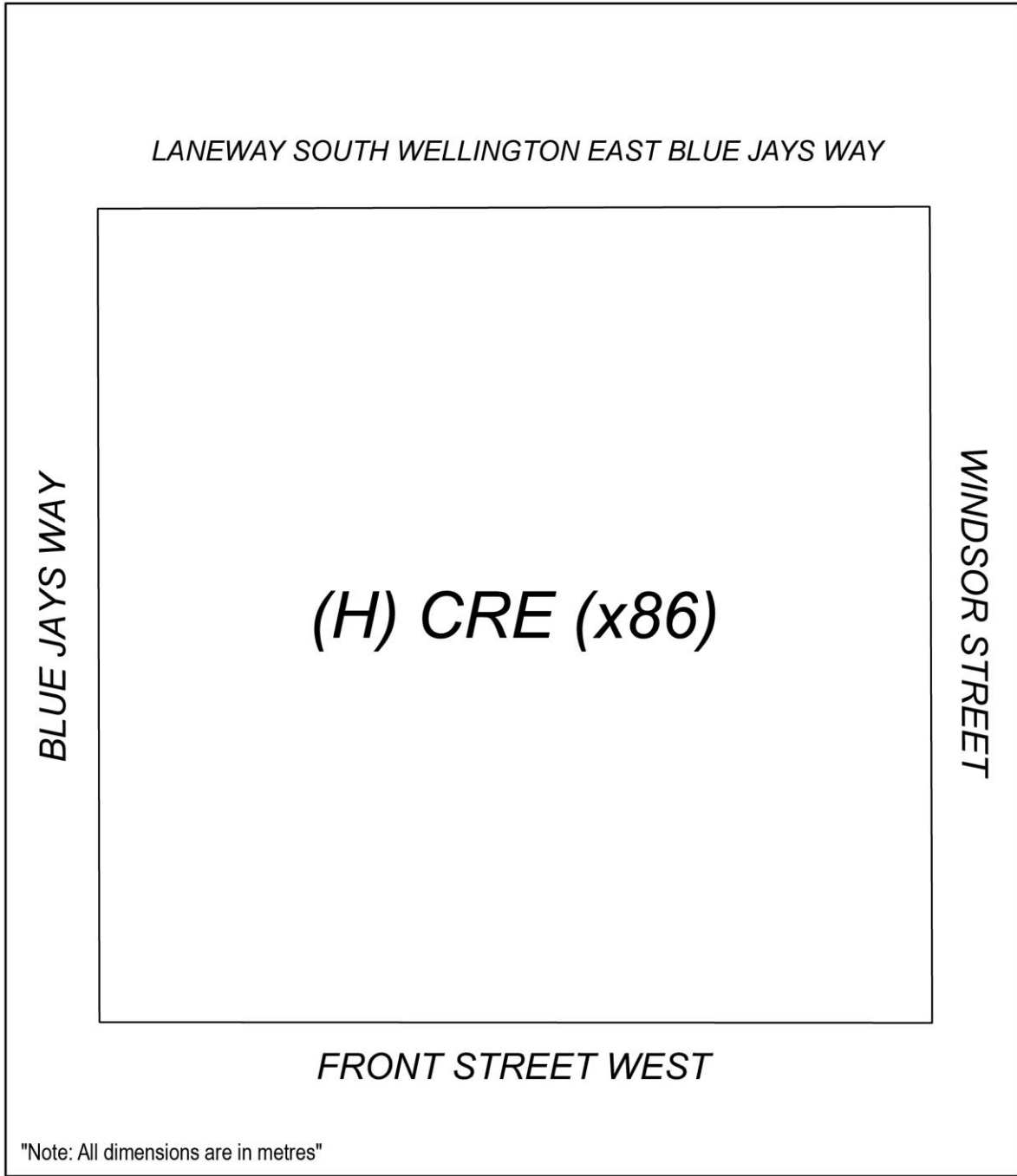
John D. Elvidge
City Clerk

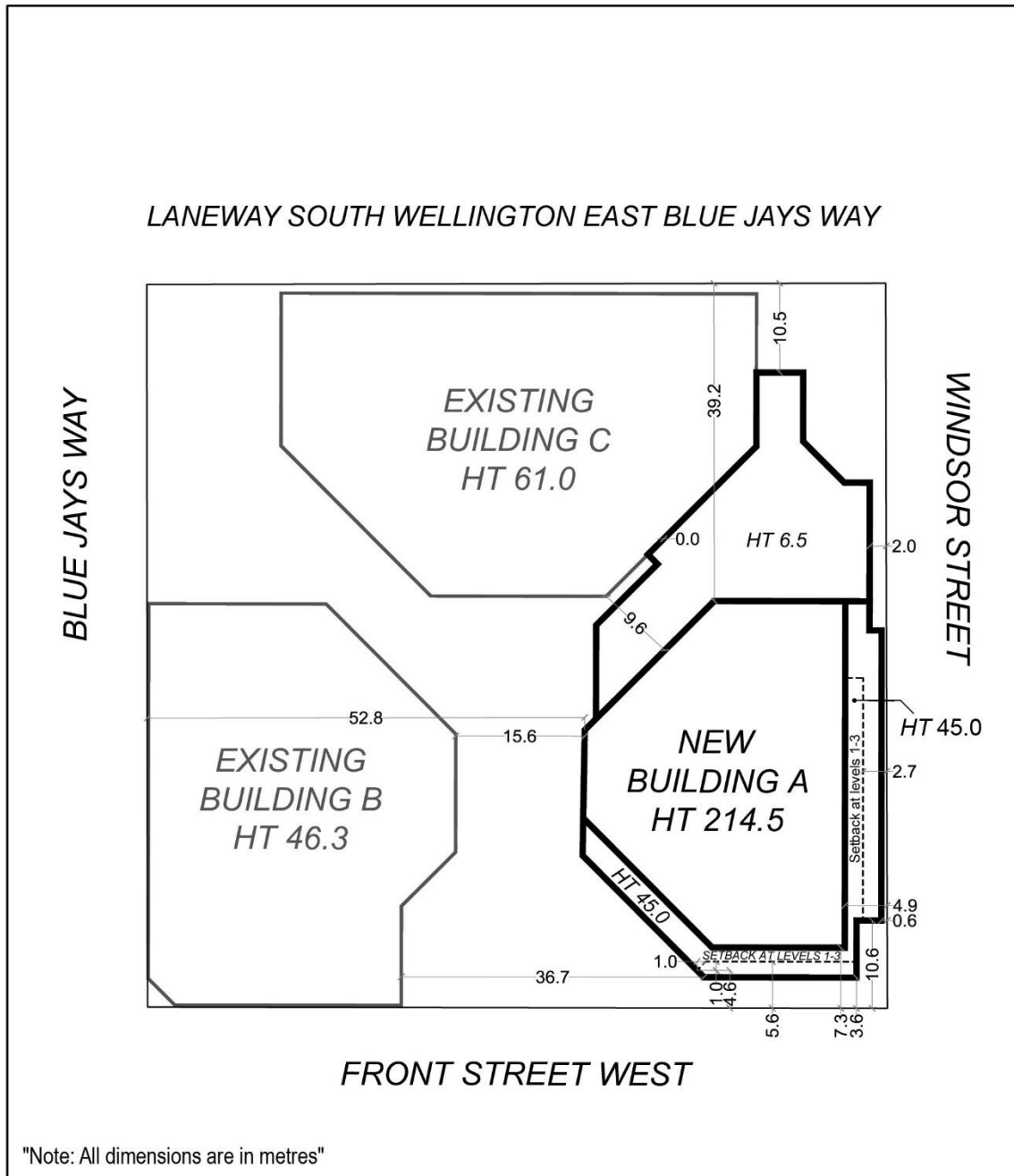
(Seal of the City)



310, 320, & 330 Front Street West

File # 21 146121 STE 20 0Z





TORONTO
 Diagram 3

310, 320, & 330 Front Street West

File # 21 146121 STE 20 0Z