

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

## CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 202X]

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2022 as, 632-652 Northcliffe Blvd**

Whereas Council of the City of Toronto has the authority to 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 pursuant to Section 39 of the *Planning Act*, as amended, the council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 RA x777 to RA (x 227) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 227 so that it reads:

**(227) Exception RA 227**

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 know as 632-652 Northcliffe Boulevard, if the requirements of By-law [Clerks to insert this by-law Number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (R) below;

- (B) Despite Regulation 15.5.40.10(1) the height of a **building** or **structure** is distance between the Canadian Geodetic Datum of 167.20 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 15.10.20.10(1) a “geo-energy facility” is permitted.
- (D) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law ## [Clerks to insert By-law ##];
- (E) Despite Regulation 15.10.40.10(1), 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 supply by-law #], inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (F) Despite Regulations 15.5.40.10(2) to (6) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (i) parapets, roofing assembly and drainage, and elements and structures associated with a **green roof**, by a maximum of 1.5 metres;
  - (ii) elevator shafts, overruns, service rooms, and access required for the function of elevators, with an area that is a maximum of 150 square metres, by a maximum of 8.2 metres;
  - (iii) garbage chute overruns, chimneys, pipes, vents, and renewable energy facilities and devices, by a maximum of 3.0 metres;
  - (iv) architectural features, **building** maintenance units and window washing equipment, roof access, **landscaping** features, divider screens on a balcony, porch, and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
  - (v) guardrails, railings, masonry pilasters, wheelchair ramps, balustrades and bollards by a maximum of 1.8 metres;
- (G) Despite Clauses 15.10.40.70, and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are shown in metres on Diagram 3 of By-law [Clerks to supply by-law #];

- (H) Despite Clause 15.5.40.60 and (G) above, the following elements of a **building** or **structure** may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3.5 metres;
  - (ii) balconies, by a maximum of 2.0 metres;
  - (iii) porches and stairs, by a maximum of 3.0 metres;
  - (iv) cornices, lighting fixtures, ornamental elements, trellises, eaves, planters, guardrails, balustrades, railings, stair enclosures, wheel chair ramps, underground garage ramps, fences, screens, and landscape features, by a maximum of 2.5 metres; and
  - (v) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections by a maximum of 1.5 metres;
- (I) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** for residential uses is 31,400 square metres;
- (J) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
- (i) “geo-energy facilities”, below ground, at, or above-ground; and
  - (ii) storage rooms, electrical, utility, and service corridors, mechanical and ventilation rooms, above a height of 122.85 metres;
- (K) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 percent must be two-bedroom **dwelling units**; and
  - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above cannot be 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;

- (L) Despite Regulation 15.10.40.50(1) an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**; and
  - (ii) At least 2.0 square metres for each **dwelling unit** is outdoor **amenity space** located at or above **established grade**;
- (M) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
- (i) A minimum of 10 percent of the **lot area** is required to be **landscaping**; and
  - (ii) A minimum of 5 percent of the **landscaping** area required in (i) above, must be comprised of **soft landscaping**;
- (N) 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 6 **parking spaces** for residential visitors;
  - (ii) No minimum **parking spaces** for residential occupants; and
  - (iii) A minimum of 9 accessible **parking spaces**;
- (O) Despite Clause 220.5.10.1, one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (P) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (Q) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and
- (R) For the purpose of this exception, a "geo-energy facility" means **premises** containing devices to generate **geo-energy** for the exclusive use of the **building**.

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

5. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole lands, as identified on Diagram 1, as if no severance, partition, or division occurred.
6. Temporary use(s):  
None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a sales office on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect, provided that:
  - i. the **building** or **structure** is limited to one **storey** or 4.5 metres.

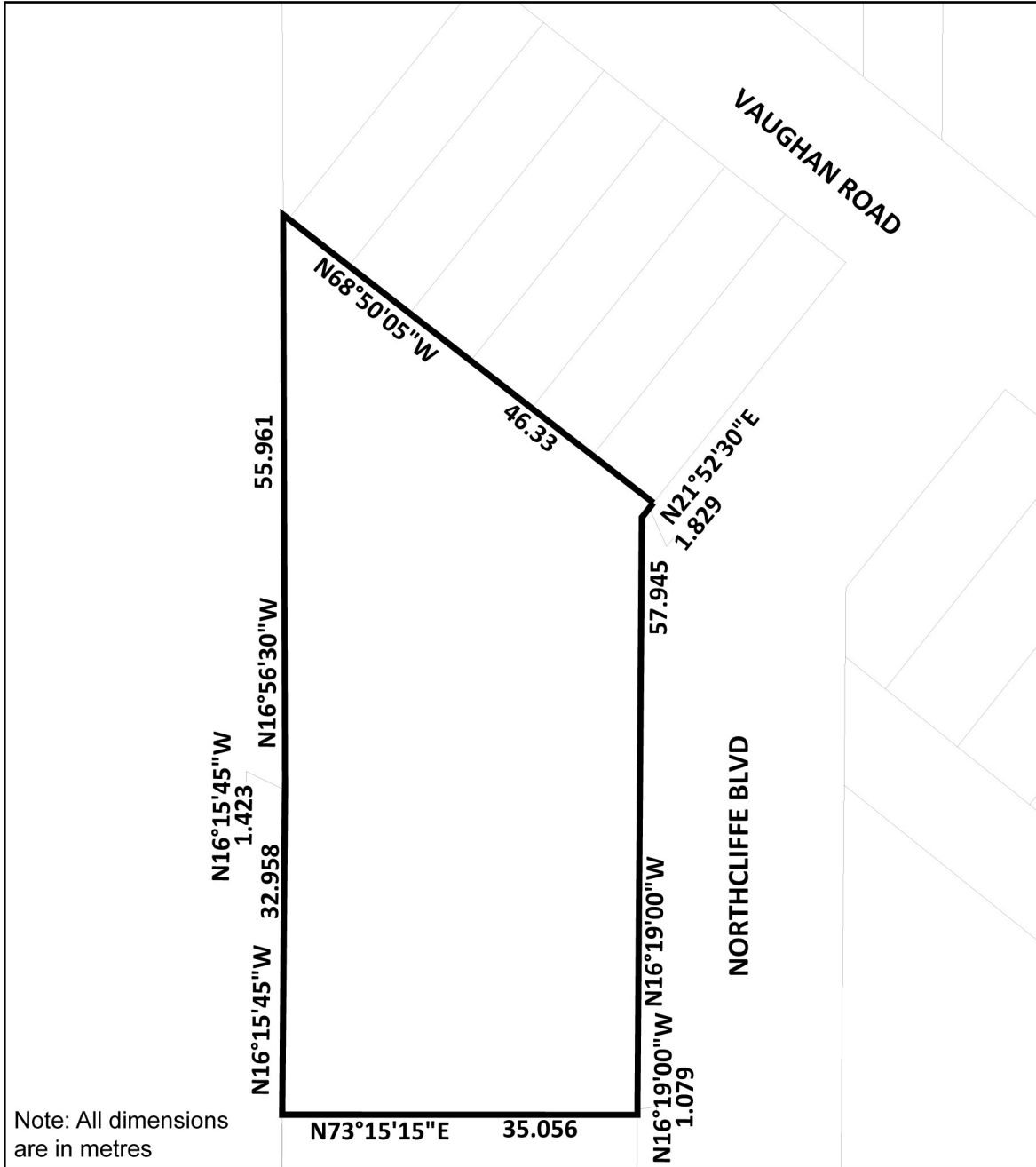
Enacted and passed on **month ##, 20##.**

**Name,**

Speaker

Ulli S. Watkiss,  
City Clerk

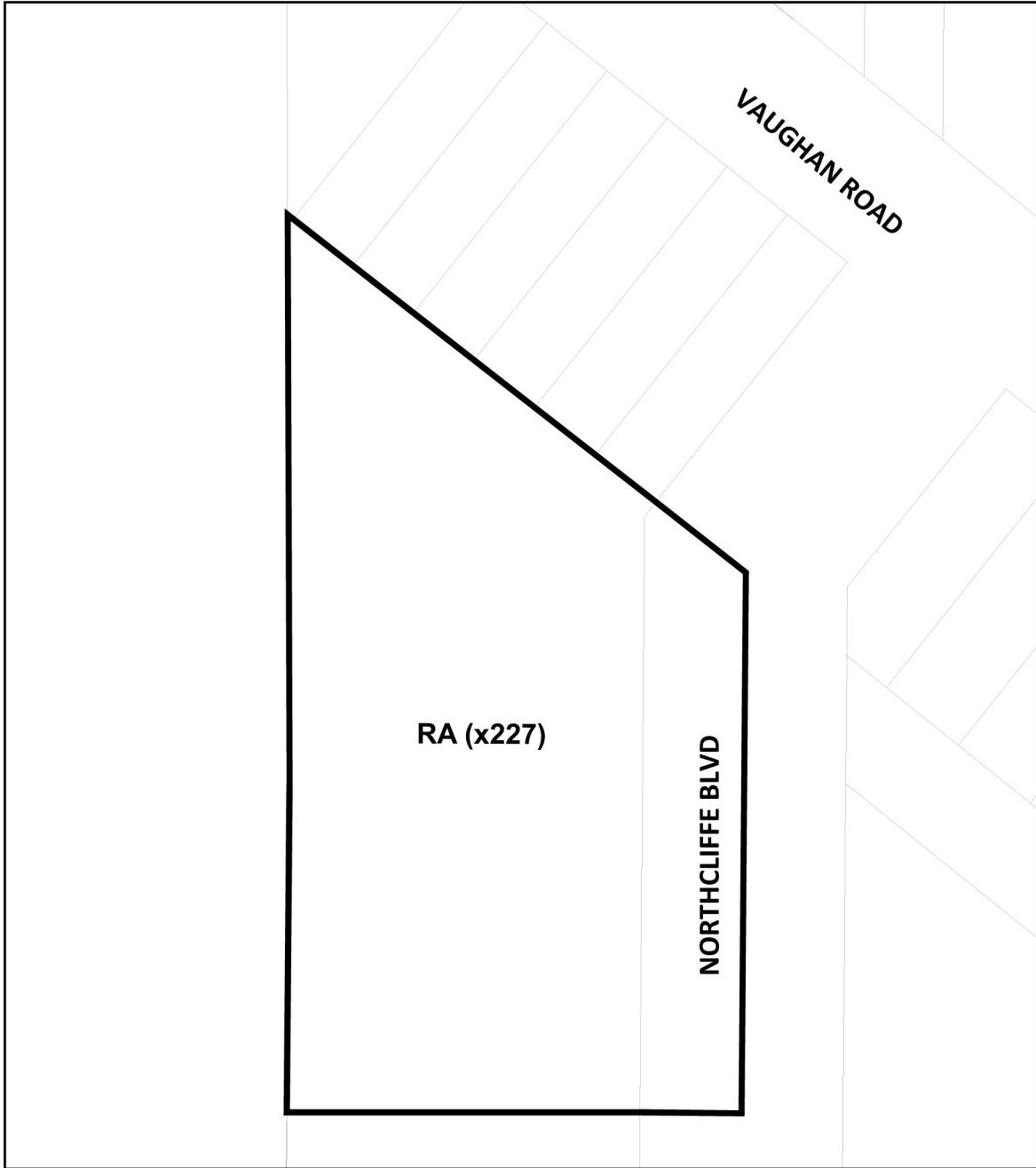
(Seal of the City)



**TORONTO**  
 Diagram 1

**632-652 Northcliffe Boulevard**

File # 22 207923 STE 12 OZ



 **TORONTO**  
Diagram 2

**632-652 Northcliffe Boulevard**

File # 22 207923 STE 12 OZ

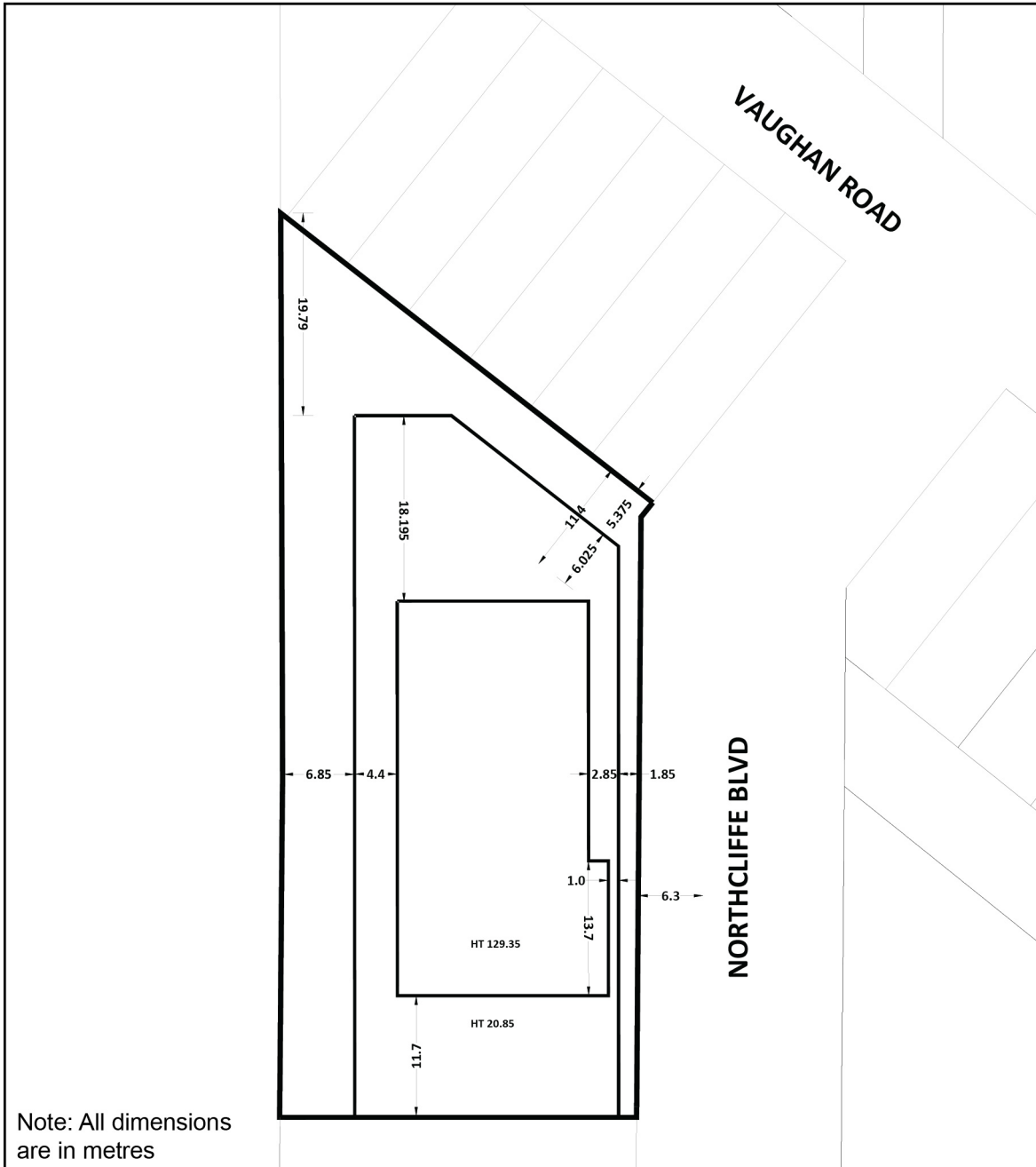


  
Diagram 3

632-652 Northcliffe Boulevard

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