

(Draft Zoning By-law Amendment – October 5, 2023)

Authority: Toronto and East York Community
Council Item ##, as adopted by City of Toronto
Council on XX, 202~.

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 98-100 Bond Street and 54, 56, 58, 60, 62, 64, 66, 68 and 74 Dundas Street East.

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 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 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 from a zone label of CR 4.0 (c0.5; r4.0) SS1 (x2201) and CR 4.0 (c2.0; r4.0) SS1 (x2320) to a zone label of CR 4.0 (c.0.5; r4.0) SS1 (x**909**), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number **909**, so that it reads:

(909) Exception CR 909

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 98-100 Bond Street and 54, 56, 58, 60, 62, 64, 66, 68 and 74 Dundas Street East, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) For the purposes of this exception, and in accordance with Regulations 5.10.30.20(1) and 5.10.30.20(2), the **front lot line** is the **lot line** separating the **lot** from Dundas Street East;
- (C) Despite Regulations 40.5.40.10 (1) and (2), the height of a **building** or **structure** is measured from the orthometric elevation of **90.55** metres with reference to the Canadian Geodetic Vertical Datum of 1928, Pre-1978 Adjustment (CGVD1928:Pre-1978Adj) to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building**, other than **dwelling units**, are permitted to be located on the same level as non-residential use portions of the **building**;
- (E) Despite Regulation 40.10.40.10(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 insert By-law ##];
- (F) Despite Regulations 40.5.40.10(3) to (8), and (E) 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) roof assembly, aeronautical lighting, garbage chutes, chimneys, vents, guard rails and parapets within the area labelled “TOWER ROOF”, by a maximum of **1.1** metres, or to an orthometric elevation of **159.1** metres with reference to CGVD1928:Pre-1978Adj, whichever is less;
 - (ii) **building** maintenance davit arms and window washing equipment within the area labelled “TOWER ROOF”, by a maximum of **0.61** metres when not in use and **3.0** metres when in use, or to an orthometric elevation of **158.61** metres when not in use and **161.0** metres when in use with reference to CGVD1928:Pre-1978Adj, whichever is less;
 - (iii) roof hatches within the area labelled “TOWER ROOF”, by a maximum of **0** metres when closed and **0.8** metres when open, or to an orthometric elevation of **158.0** metres when closed and **158.8** metres when open with reference to CGVD1928:Pre-1978Adj, whichever is less; and

- (iv) wind screens, parapets, awnings, railings and dividers, structures for open air recreation, flues, chimneys, light fixtures, pergolas, trellises, terraces, landscaping elements, planters, integrated seating, architectural features, balustrades, eaves, and screens by a maximum of **3.0** metres within the areas labelled “HT **20.0**”, “HT **25.5**” and “HT **45.0**” only, and are not permitted to project within the area labelled “TOWER ROOF”;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is **18,900** square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is **18,700** square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is **200** square metres;
- (H) 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 2 or more bedrooms;
 - (ii) a minimum of **10** percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) an additional **15** percent of the total number of **dwelling units** will be any combination of 2-bedroom and 3-bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of 2- and 3- bedroom **dwelling units**;
 - (v) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
 - (vi) if the calculation of the number of required **dwelling units** in (i), (ii) or (iv) above results in a number with fraction, the number is rounded down to the nearest whole number;
- (I) Despite Regulations 40.10.40.70(1) and 600.10.10(1)(A), (B) and (C), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (J) Despite (I) above, the required minimum **building setback** between a

height of 0 metres and 9.7 metres is:

- (i) 3.0 metres from the **lot line** abutting Victoria Street lane to the **main wall** of the building;
 - (ii) 2.3 metres from the **lot line** abutting Dundas Street East to the **main wall** of the **building**; and
 - (iii) 0.27 metres from the **lot line** abutting Bond Street to the **main wall** of the **building**;
- (K) Despite Clause 40.10.40.60 and Regulation 600.10.10(1)(D) and (E), and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) canopies and awnings by a maximum of **2.3** metres from the south **main wall**, **3.0** metres from the west **main wall** and **0.27** metres from the east **main wall**;
 - (ii) architectural features such as pilasters, cornices, sills, belt courses, by a maximum of **1.0** metre;
 - (iii) window projections, including box windows, by a maximum of **1.0** metre;
 - (iv) eaves and roof overhangs by a maximum of 1.0 metre; and
 - (v) equipment used for the functional operation of the **building**, including a vent, pipe or light fixture by a maximum of **1.0** metre;
- (L) Despite Regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
- (i) at least **1.9** square metres for each **dwelling unit** as indoor amenity space; and
 - (ii) at least **0.9** square metres for each **dwelling unit** as outdoor **amenity space**, of which **40** square metres must be in a location adjoining or accessible to the indoor **amenity space**;
- (M) Despite Regulation 970.10.15.5 (5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
- (i) no **parking spaces** are required for residential occupants;
 - (ii) no **parking spaces** are required for residential visitors;

- (iii) no **parking spaces** are required for non-residential uses; and
 - (iv) a minimum of 2 “car-share **parking spaces**” must be provided;
- (N) For the purposes 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) “car-share” means the practice whereby a number of people share the use of one or more **vehicles** that are owned and operated by a profit or non-profit car-sharing organization, and such car-share **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental;
 - (ii) “car-share **parking space**” means a **parking space** exclusively reserved and signed for a **vehicle** used only for “car-share” purposes;
- (O) Despite Regulation 970.10.15.5 (11), no accessible **parking spaces** are required;
- (P) Despite Regulations 230.5.1.10(4)(A)(ii) and 230.5.1.10(4)(B)(ii), the required minimum width of a **bicycle parking space** or **stacked bicycle parking space** is 0.4 metres;
- (Q) Despite Regulation 230.5.1.10(9), “long-term” **bicycle parking spaces** may be located on all levels of the **building** and **parking garage** both above and below ground;
- (R) Despite Regulation 230.5.1.10(10), required “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**; and
- (S) Despite Regulations 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**;

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred.
6. Temporary use(s):

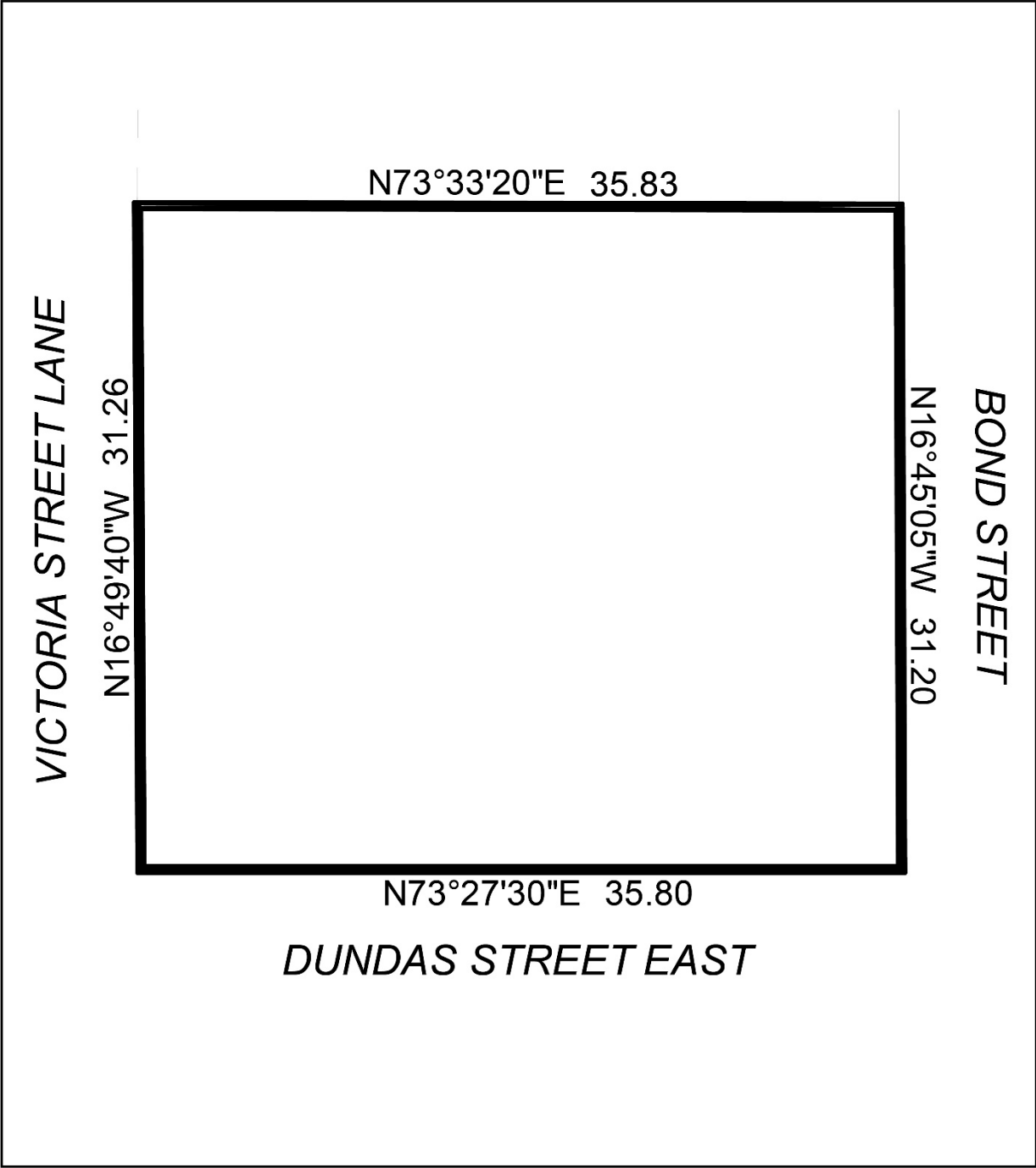
- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales, leasing or construction office, which is a temporary **building, structure**, facility, or trailer on the lands used exclusively for the purpose of marketing or sale of **dwelling units** or non-residential gross floor area to be erected on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect.

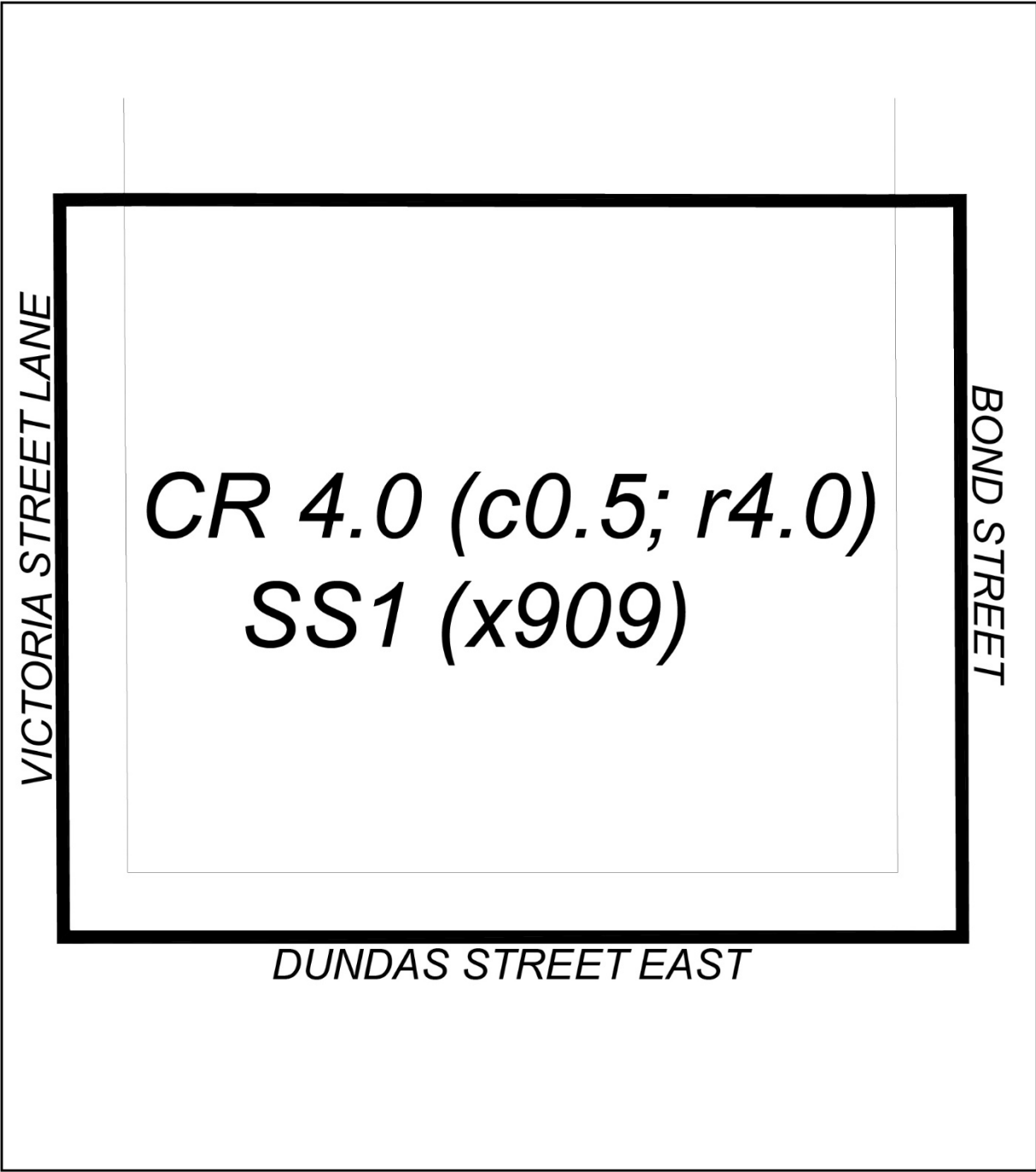
Enacted and passed this XX day of XX, 2023.

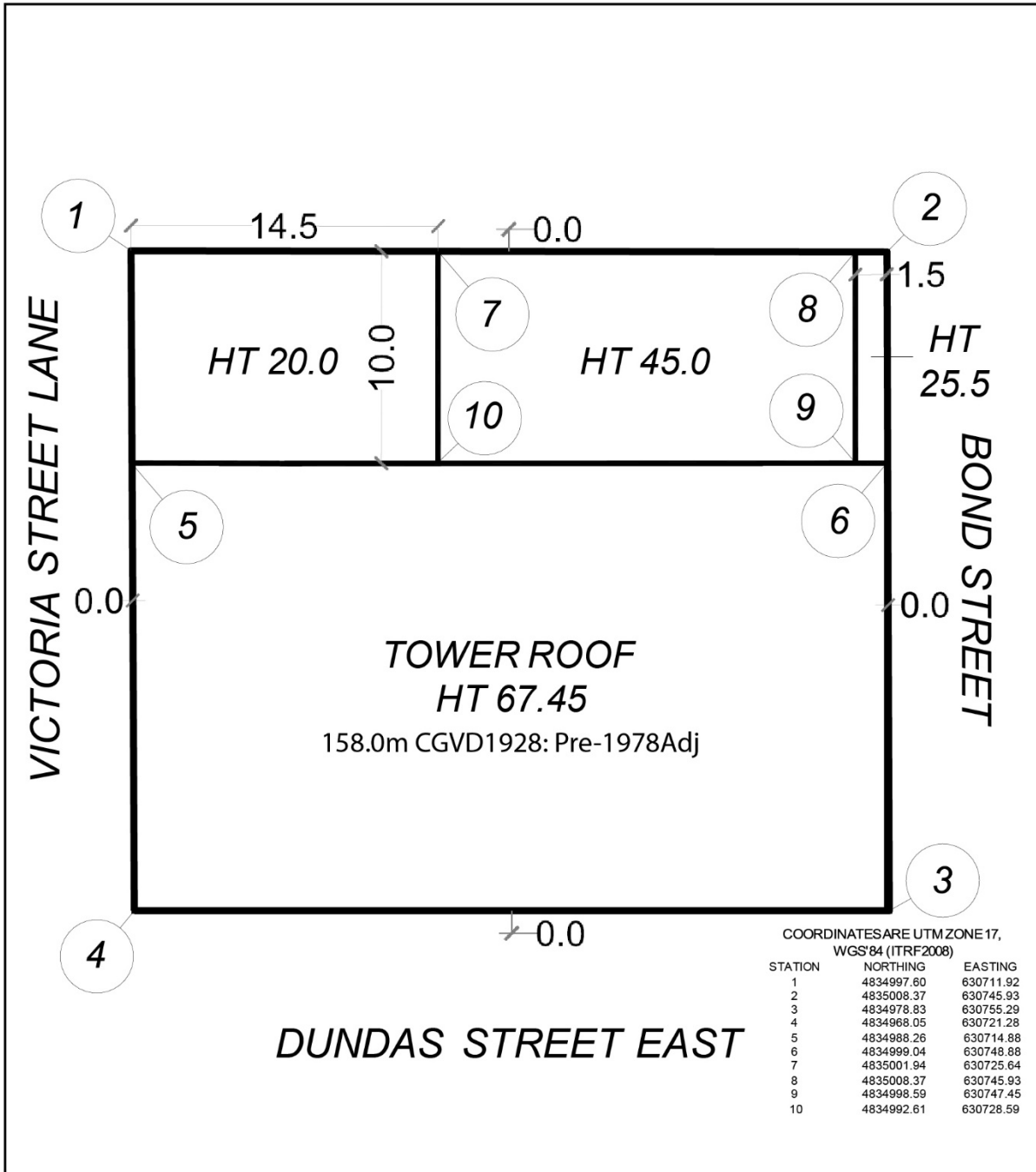
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)







98-100 Bond Street &
 54-74 Dundas Street East

File # 21 180092 STE 13 0Z

NOTE: ALL DIMENSIONS ARE IN METRES (METRIC).

ELEVATIONS SHOWN HERewith ARE REFERENCED TO THE CANADIAN GEODETIC VERTICAL DATUM OF 1928, PRE-1978 ADJUSTMENT (CGVD-1928:Pre1978).

IN THE EVENT THAT CANADIAN GEODETIC VERTICAL DATUM OF 2013 (CGVD-2013) ELEVATIONS ARE REQUIRED, ELEVATIONS SHOWN HERewith NEED TO BE REDUCED BY 0.52 METRES.

City of Toronto By-law 569-2013
 Not to Scale
 08/17/2023