

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO
BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 600 King 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, as amended; and

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, as amended, 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 CRE(x77) to a zone label of CRE(xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by Article 900.12.10 Exception Number 90 so that it reads:

(90) Exception CRE (x90)

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 600 King Street West, if the requirements of By-law XXX-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (L) 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 87.23

metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite regulation 50.10.40.1(1), the elevation of the first **storey** of the **building** may be at 1.85 metres above the height of the public sidewalk abutting the **lot**;
- (D) Despite regulation 50.10.40.10(1) and (2), 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 number];
- (E) Despite regulation 50.10.40.10(4), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the ST symbol as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (F) Despite regulations 50.5.40.10(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 number]:
 - (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 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 5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.3 metres;
 - (v) planters, **landscaping** features, outdoor furniture, heating lamps, lighting fixtures, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.4 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.3 metres;

- (G) Despite regulation 50.10.40.30(1), the permitted maximum **building depth** on the **lot** is 56.91 metres from King Street West;
- (H) The permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 5,550 square metres;
- (I) Despite clauses 50.10.40.70 and 50.10.40.80, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required;
- (K) Despite regulations 230.5.10.1(1) and (3) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.2 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for office uses; and
 - (ii) 0.48 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for office uses.
- (L) None of the provisions of Section 12 (2) 270 of former City of Toronto by-law 438-86 shall apply to prevent the erection or use of a **building** or **structure** in compliance with regulations (B) to (K).

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 of former City of Toronto by-law 438-86, except for as provided in (L) above.
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.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

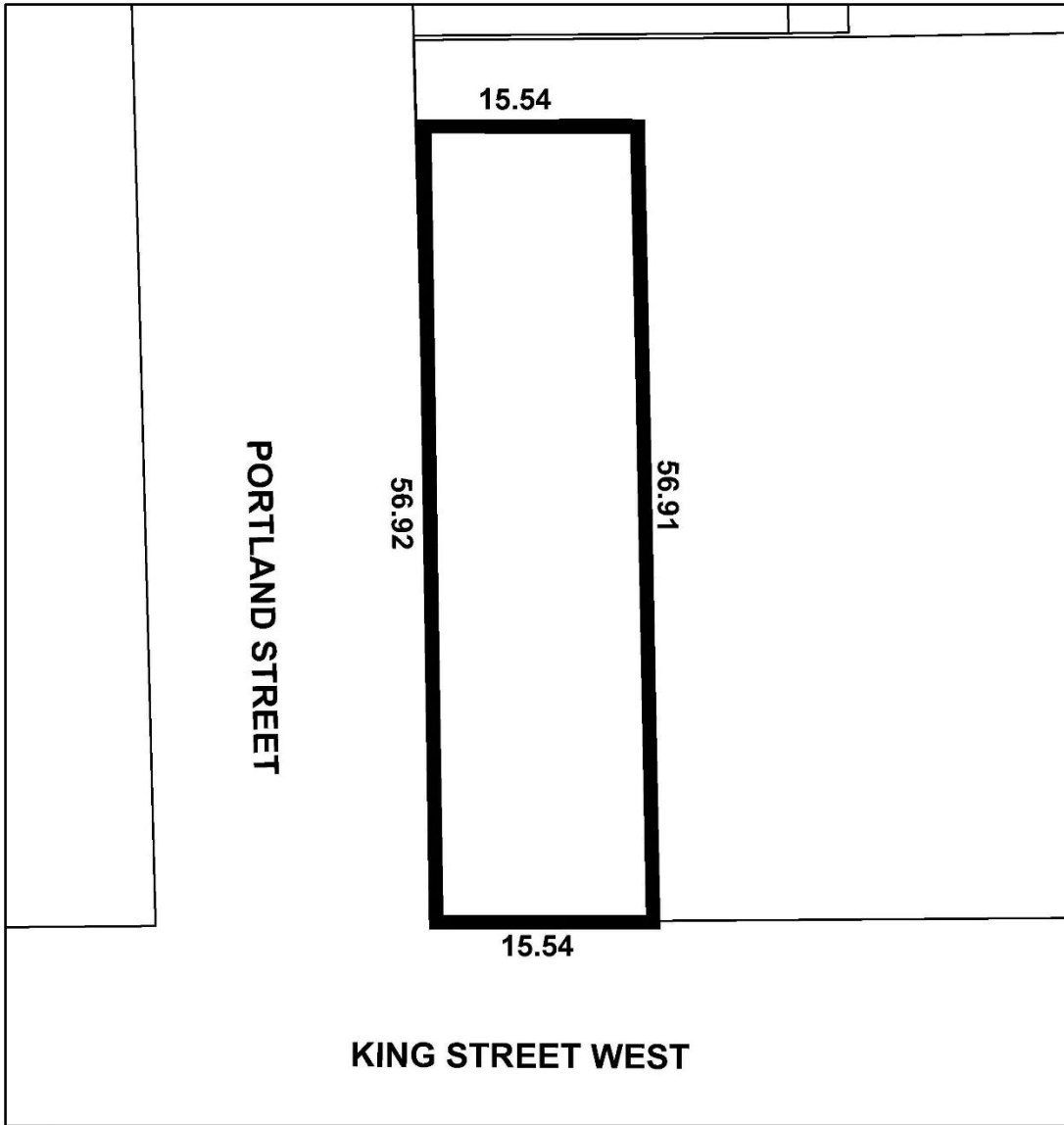
[full name],
City Clerk

(Seal of the City)

DRAFT

October 27, 2023

City of Toronto By-law No. xxx-20~



600 KING STREET WEST

DIAGRAM 1

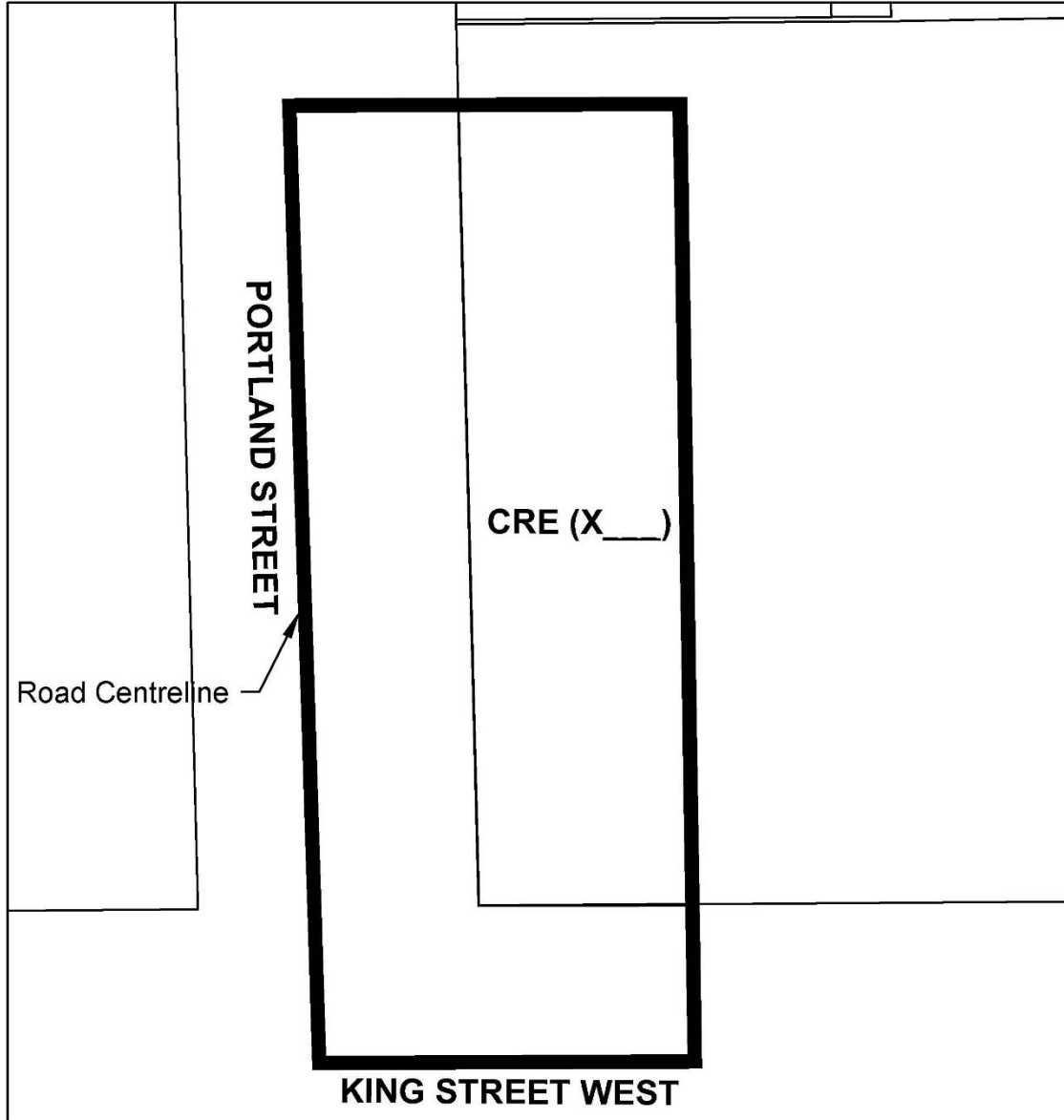
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DRAFT

October 27, 2023

City of Toronto By-law No. xxx-20~



600 KING STREET WEST

DIAGRAM 2

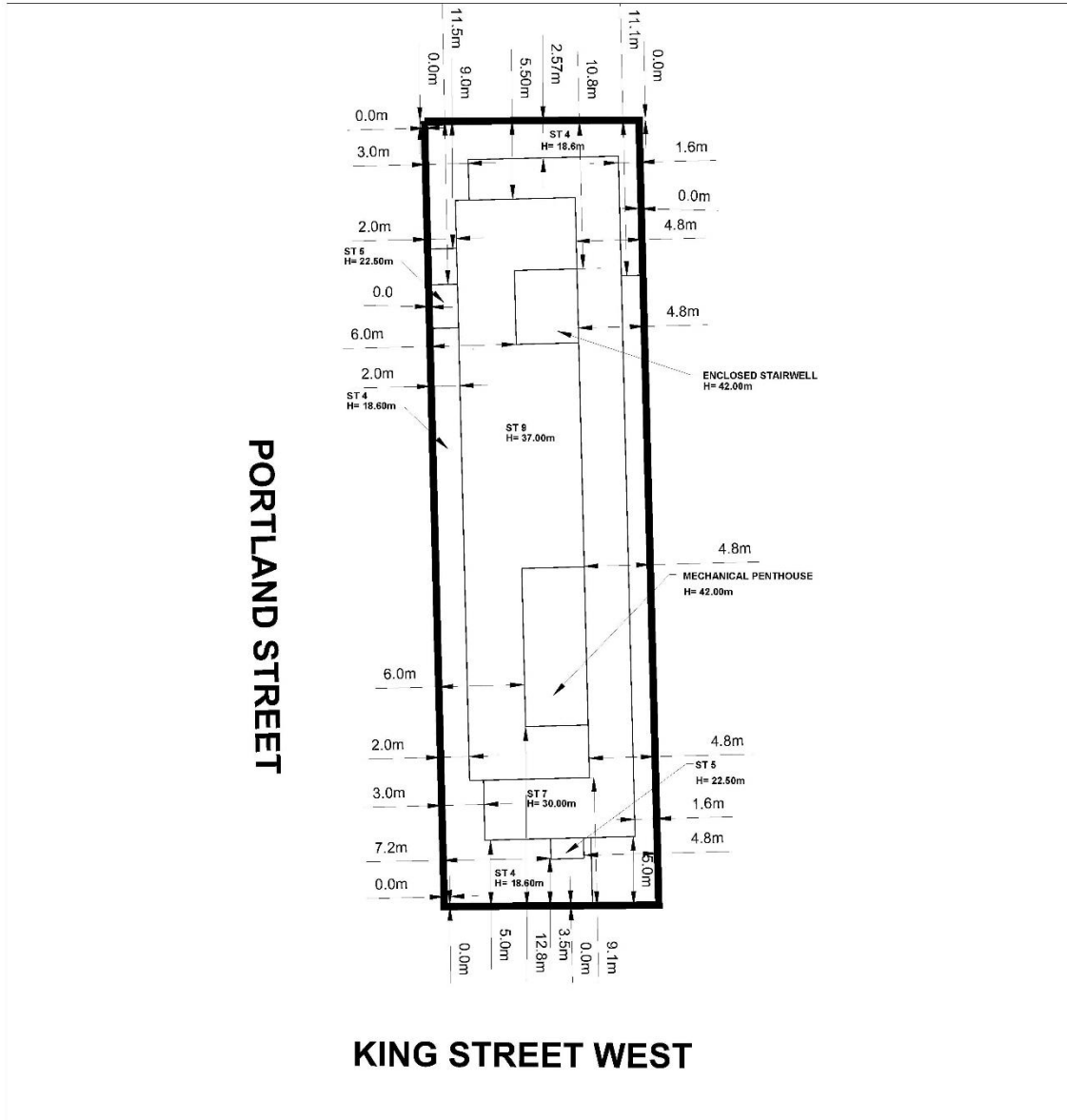
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October 27, 2023

City of Toronto By-law No. xxx-20~



600 KING STREET WEST

DIAGRAM 3

File#

