

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 2022 as 90-92 Isabella Street and 94 Isabella 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, 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 R (d1.0) (x874) to R (d1.0) (x180) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 180 so that it reads:

#### **Exception R 180**

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 90-94 Isabella Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;

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- (B) For the purpose of the exception, the **lot** is shown in heavy line on Diagram 1 of By-law [Clerks to insert by-law ##]
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.10.40.10(1) and 10.5.40.10(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 number];
- (E) Despite Regulations 10.5.40.10(2), (3), and (4) and 10.10.40.10(8), (9) and (10) and D 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 air intake and air handling units, cooling tower, liquid tuned damper or other structural dampening equipment, electrical, utility, mechanical and ventilation equipment, as well as **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building**, including a mechanical penthouse by a maximum of 8.0 metres;
  - (ii) enclosed stairwells, roof access, maintenance equipment storage, communication equipment, elevator shafts, elevator overruns, elevator machine room, chimneys, and vents, by a maximum of 10.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 10.5 metres;
  - (iv) **building** maintenance units, and window washing equipment, by a maximum of 12.5 metres;
  - (v) antennae, flagpoles and satellite dishes, by a maximum of 10.5 metres;
  - (vi) planters, **landscaping** and public art features, guard rails, pipes, fences, flues, noise attenuation walls, roof insulation and roof surface materials and divider screens on a balcony or terrace by a maximum of 2.5 metres;
  - (vii) awnings, bollards, ornamental elements, cornices, platforms,

- railings, balustrades, roof drainage systems, window sills, trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space by a maximum of 2.5 metres; and,
- (viii) elements and structures associated with a green roof, elements or structures on any portion of roof used for outside or open air recreation, including required residential outdoor amenity space by a maximum of 1.5 metres.
- (F) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (G) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 55,000 square metres, of which:
- (H) Despite regulation 10.10.40.50(1), **amenity space** must be provided on the **lot** at the following rate:
- (i) A minimum of 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
- (ii) A minimum of 0.8 square metres of outdoor **amenity space** for each **dwelling unit**, of which at least 40.0 square metres is in a location adjoining or directly accessible to the indoor **amenity space**; and
- (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagrams 3 and 4 of By-law [Clerks to insert By-law number];
- (J) Despite Regulation 10.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 10.5.40.60 and 10.10.40.61 and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3 metres;
- (ii) exterior stairs, stair enclosures, doors, wheelchair ramps, screens,

- site servicing features and underground garage ramps and associated structures up to a maximum of 2.0 metres;
  - (iii) architectural features, such eaves, pilasters, decorative columns, cornices, belt courses, bay windows and chimney breasts, by a maximum of 1.0 metres;
  - (iv) air intake and air handling units, chimneys, and flues, by a maximum of 3 metres;
  - (v) projecting balconies on the north **main wall** of the **building** above a Canadian Geodetic Datum elevation of 137.7 metres, by a maximum of 2 metres;
  - (vi) lighting fixtures, window sills, air conditioners, satellite dishes, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres.
- (L) 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 10 residential visitor **parking spaces**;
  - (ii) a maximum of 0.3 spaces for each bachelor **dwelling unit**;
  - (iii) a maximum of 0.5 spaces for each one bedroom **dwelling unit**;
  - (iv) a maximum of 0.8 spaces for each two bedroom **dwelling unit**; and
  - (v) a maximum of 1.0 spaces for each three or more bedroom **dwelling unit**;
  - (vi) a minimum of 10% the provided **parking spaces** shall be **accessible parking spaces**.
- (M) Despite Regulation 200.15.1(1), **an accessible parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and,
  - (iii) vertical clearance of 2.1 metres;
- (N) Despite Regulation 200.15.1(3), the entire length of an **accessible parking space** must be adjacent to a 1.5-metre wide accessible barrier-

free aisle or path;

- (O) Despite Regulation 200.15.1(4), **accessible parking spaces** must be the **parking spaces** closest to a barrier free:
  - (i) Entrance to a building;
  - (ii) Passenger elevator that provides access to the ground floor of the **building**; and
  - (iii) Shortest route from the required entrances in (i) and (ii);
- (P) Despite Regulation 230.5.1.10(9) and (10), 230.10.1.20 (1) "long term" bicycle parking spaces may be provided in a stacked bicycle parking space arrangement:
  - (i) In any combination of vertical, horizontal, or stacked positions;
  - (ii) Located indoors or outdoors including within a secured room, locker, or enclosure, or area on the **first floor**, second **storey**, or one level below ground on the **lot**; and,
  - (iii) May be located more than 30 metres from a pedestrian entrance on the lot.
- (Q) Despite (P), a maximum of 20 percent of the required "long term" **bicycle parking spaces** above may be provided two levels below ground.
- (R) Despite Regulation 230.10.1.20 (2), "short term" **bicycle parking spaces** may be provided in a stacked bicycle parking space arrangement:
  - (i) In any combination of vertical, horizontal, or stacked positions;
  - (ii) Located indoors or outdoors including within a secured room, locker, or enclosure, or area on the **first floor**, second **storey**, or below ground on the **lot**; and,
  - (iii) May be located more than 30 metres from a pedestrian entrance on the lot.
- (S) Despite (R), a minimum of 30 percent of the required "short term" **bicycle parking spaces** above shall be provided on the **first floor**.
- (T) Despite Regulation 230.5.1.10(4)(A) and (C), a stacked bicycle parking space may be provided with the following minimum dimensions:

- (i) A minimum length of 1.8 metres;
  - (ii) A minimum width of 0.6 metres, and
  - (iii) A minimum vertical clearance for each bicycle parking space of 1.0 metres;
- (U) Despite (Q) above, stacked bicycle parking spaces that include a movable lower tier of stacked bicycle parking spaces must be in accordance with the following:
- (i) a stacked bicycle parking space may overlap an adjacent stacked bicycle parking space on one or both sides on the same tier to a maximum of 0.14 metres per side;
  - (ii) despite i. above, if the lower tier of stacked bicycle parking spaces are movable, they may overlap an adjacent stacked bicycle parking space on the lower tier on one or both sides to a maximum of 0.326 metres per side;
  - (iii) the required minimum length of a stacked bicycle parking space is 1.2 metres; and
  - (iv) a stacked bicycle parking space must be accessible from an aisle with a minimum width of 1.5 metres;
- (V) Despite Regulation 10.5.50.10(4), a minimum of 25 percent of the area of the lot must be landscaping, of which a minimum of 20 percent must be soft landscaping;
- (W) Regulation 10.5.50.10(5) requiring a 1.5 metres wide strip of soft landscaping along any part of a lot line abutting another lot in the Residential Zone category does not apply;
- (X) 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) An additional 15 percent of the total number of dwelling units must

have a combination of two and three bedrooms, or units that can be converted to 2 and 3 bedroom units through the use of accessible or adaptable design measures;

- (iv) Any dwelling units with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and,
- (v) 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.

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

- 5. Despite any future severance, conveyance, partition or division of the lot, the provisions of By-law #### - 2023 shall continue to apply to the whole of the lot as if no severance, conveyance, partition or division has occurred.
- 6. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a Construction Office/Sales Office on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means buildings, structures, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential gross floor area on the lands identified on Diagram 1 of this By-law.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

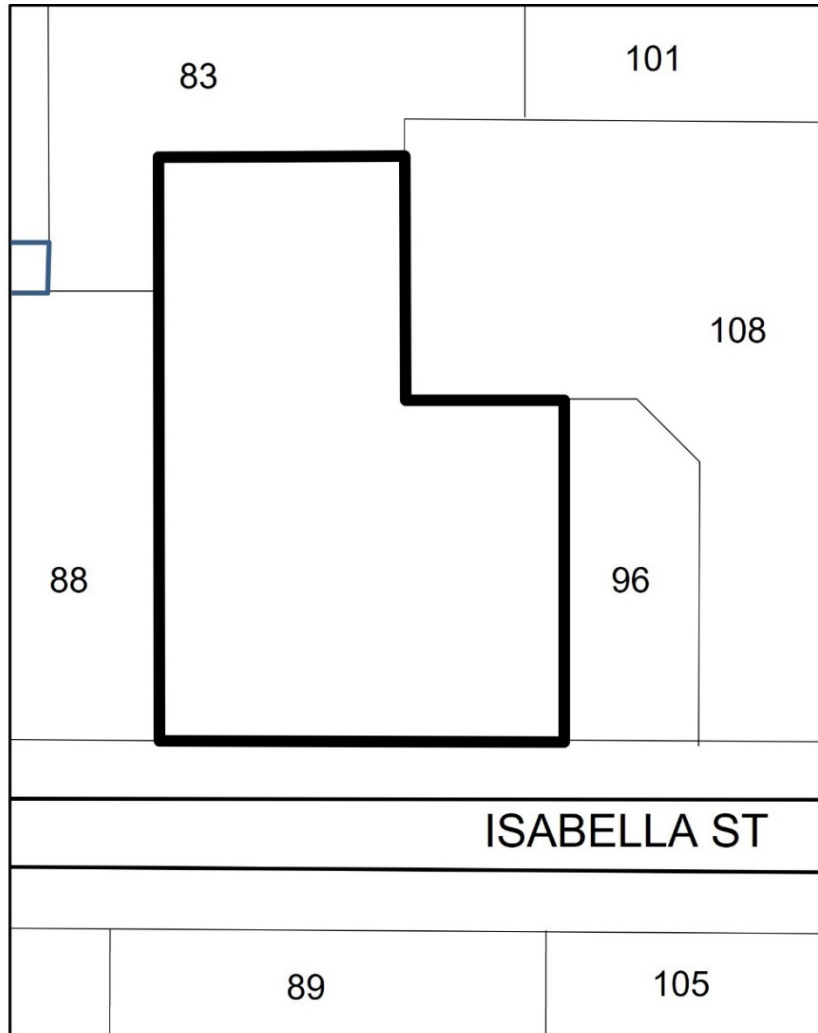


Diagram 1



