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**MATERIALS LEGEND**

- CP1 PRECAST CONCRETE PANEL, RED-PIGMENTED
- SP1 SPANDREL PANEL
- GL1 CLEAR GLASS - NO FRIT
- GL2 CLEAR GLASS - BIRD-FRIENDLY FRIT
- LV1 ALUMINUM LOUVERS
- GR1 GUARDRAIL - METAL PICKET
- GR2 GLASS GUARDRAIL - NO FRIT
- GG2 GLASS GUARDRAIL - FRIT
- GG2 ALUMINUM - BLACK

4	2024 07 23	Issued for AOR Settlement
3	2024 02 20	Issued for City Consideration (Without Prejudice)
2	2024 01 22	Released for ZBA
1	2023 10 06	Issued for ZBA

Rev. Date Issued

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**gh3**  
gh3\*  
55 OSSINGTON AVE, SUITE 100  
Toronto, ON, Canada M5J 2Y9  
416 915 1791

70+86 LYNN WILLIAMS STREET

TORONTO  
Project North True North

SCALE As indicated  
PROJECT NO. 201803  
ISSUE DATE 23/07/24

**DETAIL  
ELEVATION -  
EAST  
A502**





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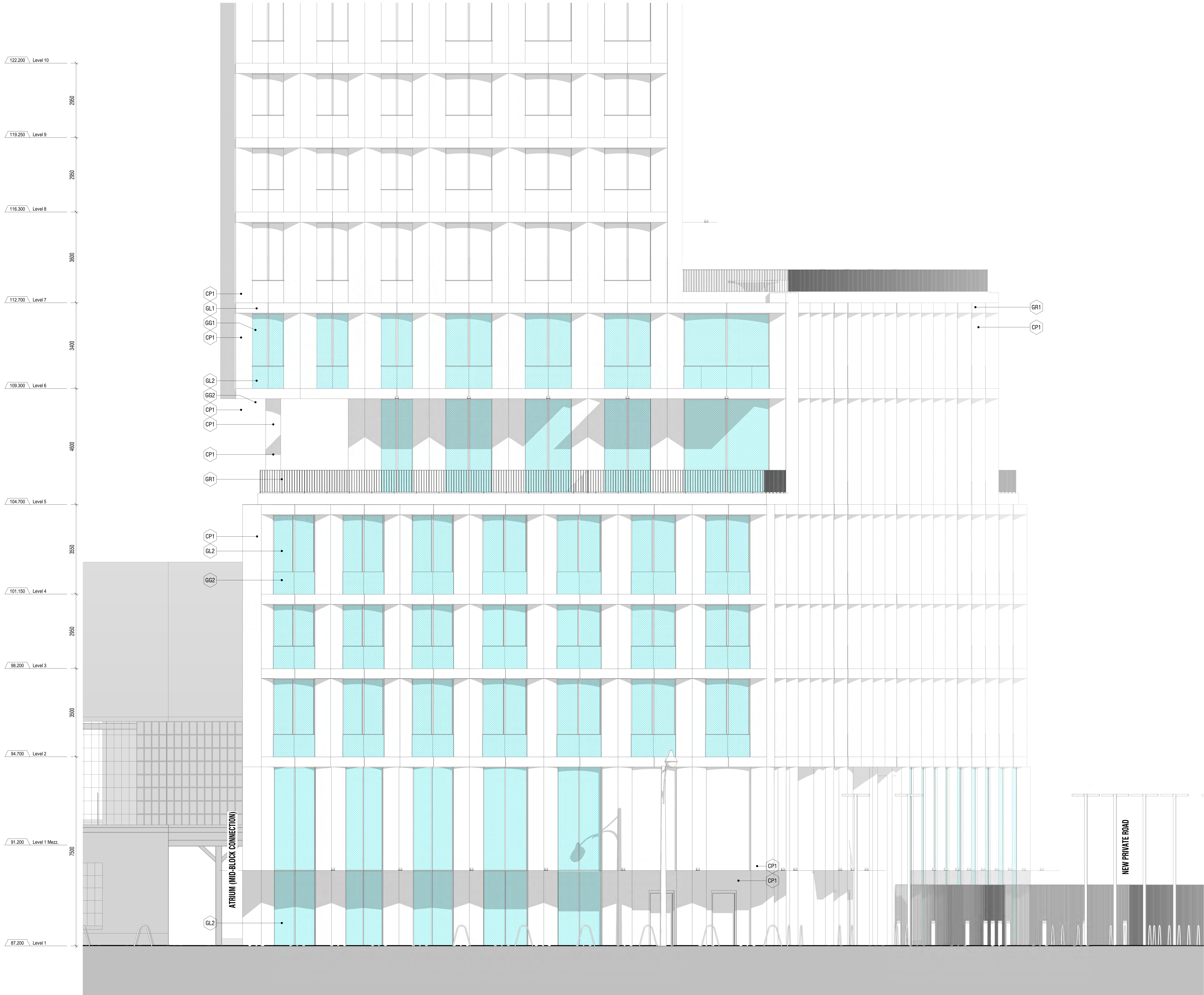
TORONTO  
Project North True North

SCALE 1 : 50  
PROJECT NO. 201803  
ISSUE DATE 23/07/24

**DETAIL  
ELEVATION -  
SOUTH  
A503**

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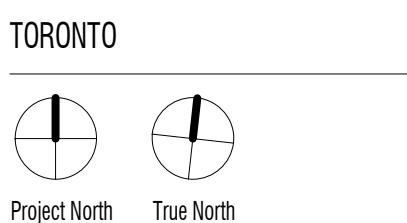
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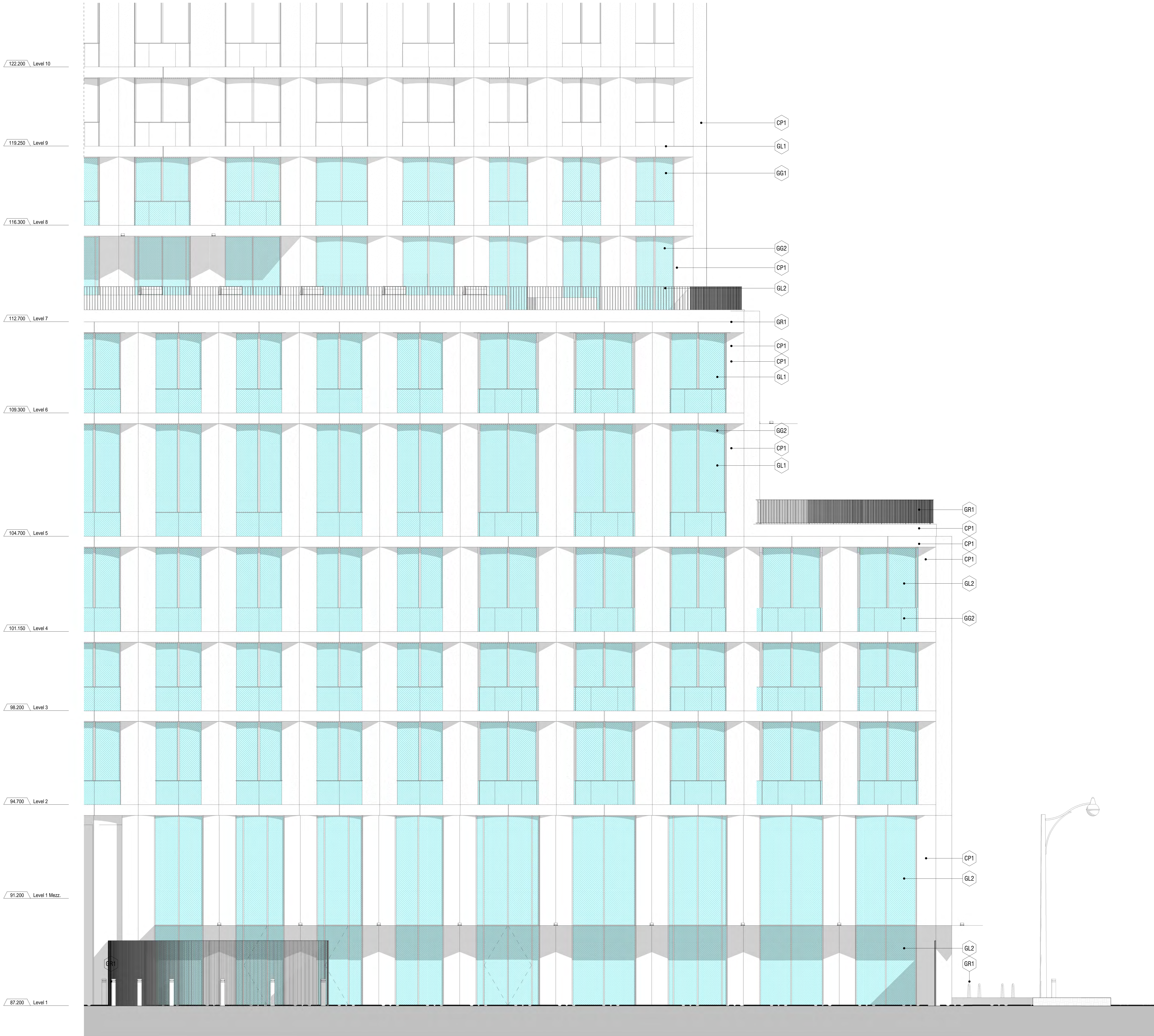
70 + 86 LYNN WILLIAMS STREET



SCALE 1 : 50  
PROJECT NO. 201803  
ISSUE DATE 23/07/24

**DETAIL  
ELEVATION -  
WEST  
A504**





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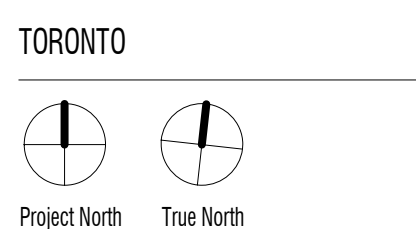
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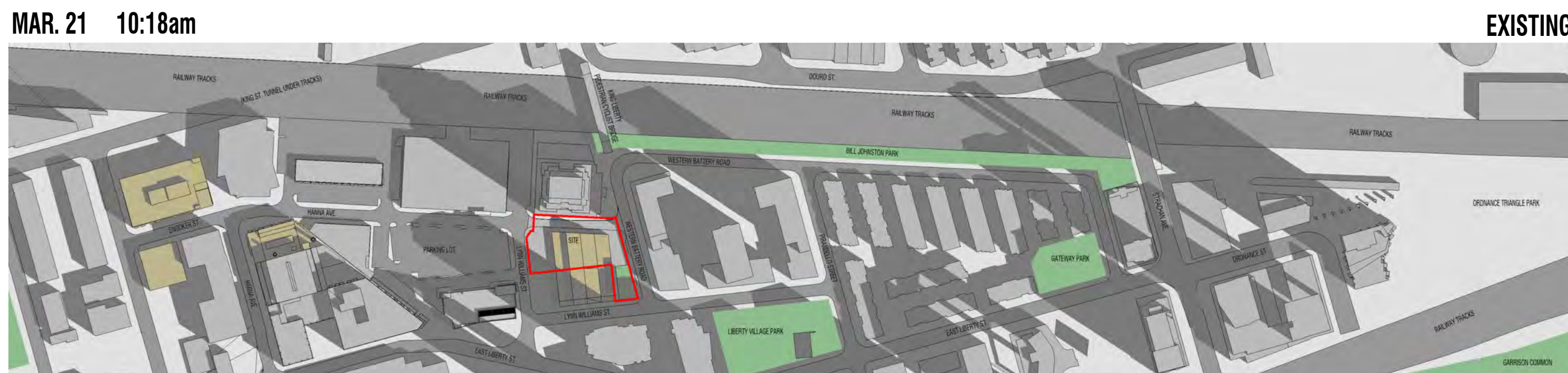
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SCALE 1 : 50  
PROJECT NO. 201803  
ISSUE DATE 23/07/24

**DETAIL  
ELEVATION -  
NORTH  
A505**

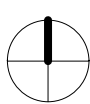




- SUBJECT SITE / PROPERTY LINE
- PROPOSED BUILDING
- NEW SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXSTING, APPROVED, AND UNDER CONSTRUCTION BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDINGS - HERITAGE
- PARK / OPEN SPACE

NOTE: NEIGHBORING BUILDINGS WHICH ARE PROPOSED TO BE BUILT BUT NOT YET APPROVED HAVE BEEN EXCLUDED FROM SUN / SHADOW STUDY

SCALE 1:3250 0 20 50 100 200m



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TORONTO

SCALE As indicated  
PROJECT NO. 201803  
ISSUE DATE 23/07/24

**SHADOW STUDY - MARCH 21**  
**A601**

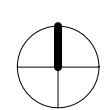




- SUBJECT SITE / PROPERTY LINE
- PROPOSED BUILDING
- NEW SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY EXSTING, APPROVED, AND UNDER CONSTRUCTION BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDINGS - HERITAGE
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SCALE 1:3250 0 20 50 100 200m



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PROJECT NO. 201803  
ISSUE DATE 23/07/24

SHADOW  
STUDY - SEPT.  
21  
A602





## **SCHEDULE B**



Authority: Toronto and East York Community Council Item TE X.X, as adopted by City of Toronto Council on [Insert Date, 20XX]

## CITY OF TORONTO

### BY-LAW No. XXX-2024

To amend the General Zoning By-law 438-86 of the former City of Toronto, as amended, with respect to the lands known municipally in the year 2024 as 70 and 86 Lynn Williams Street, being portions of the Garrison Common North Area, for the lands known as the Inglis Lands.

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;

The Council of the City of Toronto enacts:

1. District Map 49G-322 contained in Appendix “A” of By-law 438-86, as amended, shall be further amended by rezoning the site from “IC D3” to “CR-X” and “G” as shown on Map 2.
2. None of the provisions of Section 2(1) with respect to the definition of *bicycle parking space*, *grade*, *height*, *gross floor area*, *non-residential gross floor area*, and *lot*, and Sections 4(2)(a), 4(4)(b), 4(6)(b), 4(7)(b), 4(10), 4(12), 4(13), 4(16), 8(2), 8(3) Part I 1, 2 and 3, 8(3) Part III 1(a), 8(3) Part IV(1) and (2) of the aforementioned Zoning By-law 438-86, as amended, and By-law 853-2005, shall apply to prevent the erection or use of mixed-use buildings and uses accessory to the foregoing uses on the lot municipally known as 86 Lynn Williams Street, provided that:
  - a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - b) The total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 37,900 square metres of which:
    - (i) a maximum *residential gross floor area* of 36,950 square metres is permitted; and
    - (ii) A maximum *gross floor area* of 950 square metres is permitted for non-residential uses, of which:
      - a. A minimum of 450 square metres shall be provided as a daycare; and
      - b. A minimum of 440 square metres shall be provided as retail uses

Without Prejudice



- c) Residential *amenity space* shall be provided at a minimum rate of 4.0 square metres per dwelling unit in accordance with the following:
- (i) a minimum of 2.0 square metres for each dwelling unit is indoor amenity space;
  - (ii) A minimum of 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space;
  - (iii) no more than 25% of the outdoor component may be a green roof.
- d) No portion of any *building* or *structure* on the *lot* erected or used above *grade* shall exceed the *height* limits shown in metres as indicated by the numbers following the letters "H" in the areas delineated by heavy lines on Map 3, attached to and forming part of this By-law, except for the following:
- (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 8.0 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 8.0 metres;
  - (iii) architectural features, parapets, and elements and *structures* associated with a *green roof*, by a maximum of 2.0 metres;
  - (iv) *building* maintenance units and window washing equipment, by a maximum of 7.0 metres;
  - (v) guard rails, and divider screens on a terrace, by a maximum of 2.5 metres;
  - (vi) planters, *landscaping* features on a terrace, by a maximum of 2.0 metres
  - (vii) antennae, flagpoles, and satellite dishes, by a maximum of 3.0 metres; and
  - (viii) trellises, pergolas, and unenclosed *structures* providing safety or wind protection to rooftop *amenity space*, by a maximum of 3.5 metres;
- e) No portion of any *building* erected on the *lot* above *grade* shall be located otherwise than wholly within the areas delineated by heavy lines shown on Map 3 attached to and forming part of this By-law, except for the following encroachments:
- (i) canopies and awnings, by a maximum of 3.0 metres;



- (ii) cladding added to the exterior surface of the *main wall* of a *building*, by a maximum of 0.5 metres;
  - (iii) architectural features, such as a pilaster, decorative column, cornice, by a maximum of 0.5 metres;
  - (iv) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
  - (v) an enclosed atrium roof structure along the south façade by a maximum of 2.0 metres to a maximum height of 11.5 metres measured from *grade*;
- f) The minimum number of parking spaces required to be provided and maintained on the *lot* per the requirements of Zoning By-law No. 569-2013, as amended, with the exception of the following:
- a. Resident requirement:
    - i. a minimum of 0 parking spaces for each dwelling unit;
    - ii. a maximum of 0.3 parking spaces for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres;
    - iii. a maximum of 0.5 parking spaces for each one bedroom dwelling unit;
    - iv. a maximum of 0.8 parking spaces for each two bedroom dwelling unit;
    - v. a maximum of 1.0 parking space for each three or more bedroom dwelling unit; and
    - vi. a minimum of 4 car share spaces must be provided;
  - b. Visitor Requirement
    - i. a minimum of 2.0 parking spaces plus 0.01 parking spaces per dwelling unit; and
  - c. Non-residential Requirement
    - i. A minimum of 6 retail parking spaces are required
  - d. a maximum of 10 percent parking spaces on the *lot* may be obstructed on one side or both sides and have a minimum width of 2.6 metres;
- g) Loading spaces are required to be provided and maintained on the *lot* as per the dimensions stipulated in Zoning By-law No. 569-2013 and in accordance with the following number of spaces;
- a. One (1) Type G loading space; and
  - b. One (1) Type C loading space



- h) A minimum of four (4) accessible parking spaces shall be provided with the following dimensions;
  - (i) a minimum length of 5.6 metres;
  - (ii) a minimum width of 3.9 metres; and
  - (iii) the entire length of the space must be adjacent to a minimum 1.5 metre barrier free aisle
- i) *Bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
  - (i) a minimum of 0.9 long term *bicycle parking spaces* per *dwelling unit* for residents; and
  - (ii) a minimum of 0.2 short term *bicycle parking spaces* per *dwelling unit* for visitors to the residential uses on the lot;
  - (iii) a minimum of 8 short-term spaces for non-residential uses
  - (iv) a minimum of 4 short-term spaces for non-residential uses
  - (v) short term *bicycle parking spaces* for visitors to the residential uses may be shared on a non-exclusive basis with non-residential uses; and
  - (vi) 50 short term *bicycle parking spaces* for visitors may be located more than 30.0 metres from a pedestrian entrance to the building;
- 3. None of the provisions of By-law 438-86, as amended, or this By-law shall apply to prevent a *temporary sales office* on the lot.
- 4. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, except for the following:
  - (a) "bicycle parking space" means an area used for parking or storing of bicycles having the following minimum dimensions:
    - (i) where the bicycles are to be parked in a bicycle stacker, has a minimum vertical clearance of 1.2 metres, width of 0.46 metres and depth of 2.13 metres for each bicycle parking space;
  - (b) "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable;



(c) "Car share parking" means a parking space that is reserved and actively used for car-sharing;

(d) "grade" means 87.2 metres Canadian Geodetic Datum;

(e) "height" means the vertical distance between grade and the highest point of the roof of any building on the lot, subject to permitted projections prescribed by this By-law;

(f) "gross floor area" is defined as the sum of the total area of each floor level of a *building*, above and below the ground, measured from the exterior of the *main wall* of each floor level.

(g) "lot" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;

(i) "residential gross floor area" shall mean the sum of the total area of each floor level of a building with a floor elevation above grade, measured from the exterior main wall of each floor level. The gross floor area of an apartment building is reduced by the area in the building used for:

- (i) parking, loading and bicycle parking below established grade;
- (ii) required loading spaces and required bicycle parking spaces at or above established grade;
- (vii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (viii) however and change facilities required by this By-law for required bicycle parking spaces;
- (ix) indoor amenity space required by this By-law;
- (x) elevator shafts;
- (xi) garbage shafts;
- (xii) mechanical penthouse;
- (xiii) (exit stairwells in the building.

(j) "temporary sales office" means a building or structure used exclusively for the sale and/or leasing of dwelling units or non-residential gross floor area to be erected on the lot.

5. Within the lot, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line within the lot and the following provisions are complied with:

- (i) all new public roads within the lot have been constructed to a minimum base curb and base asphalt and are connected to an existing public highway; and



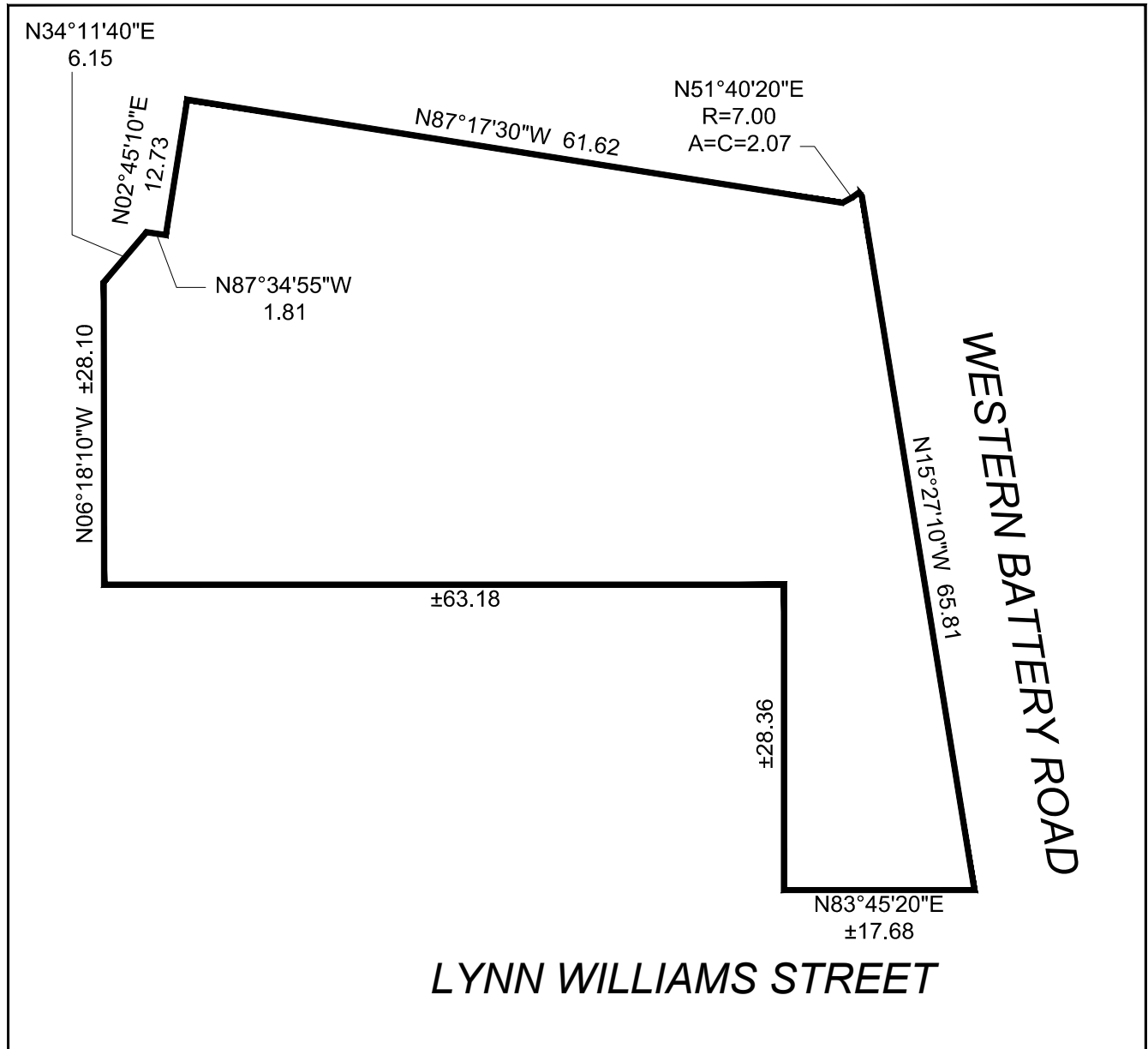
- (ii) all water mains and sanitary sewers within the lot and appropriate appurtenances have been installed and are operational.
6. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.
7. Nothing in this By-law will apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development and nothing in this By-law shall prevent the phased issuance of building permits and/or phased development on the lands.

Enacted and passed on <\*>, 2024.

Speaker  
(Seal of the City)

City Clerk





**70 and 86 Lynn Williams Street**

**Map 1**

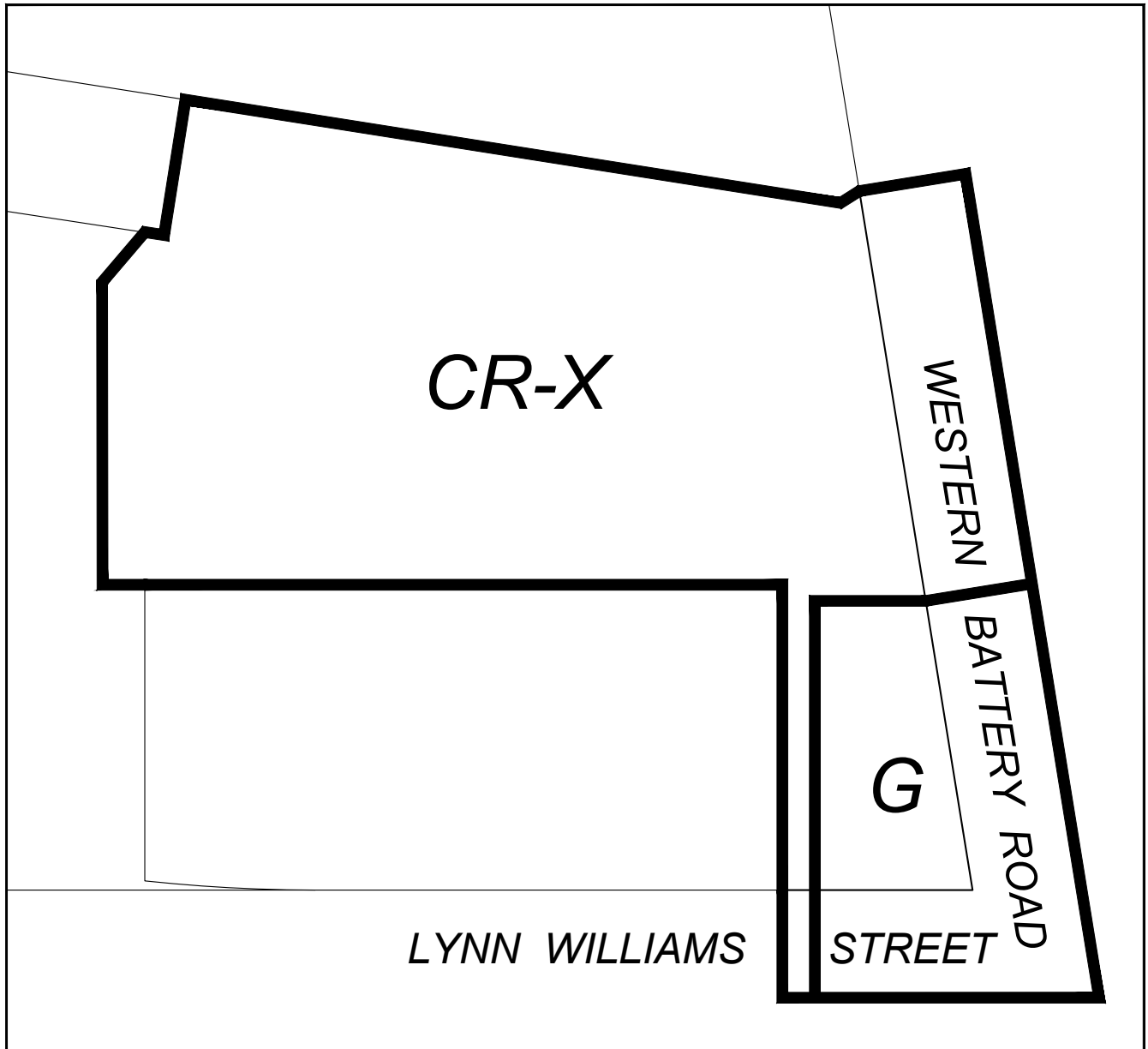
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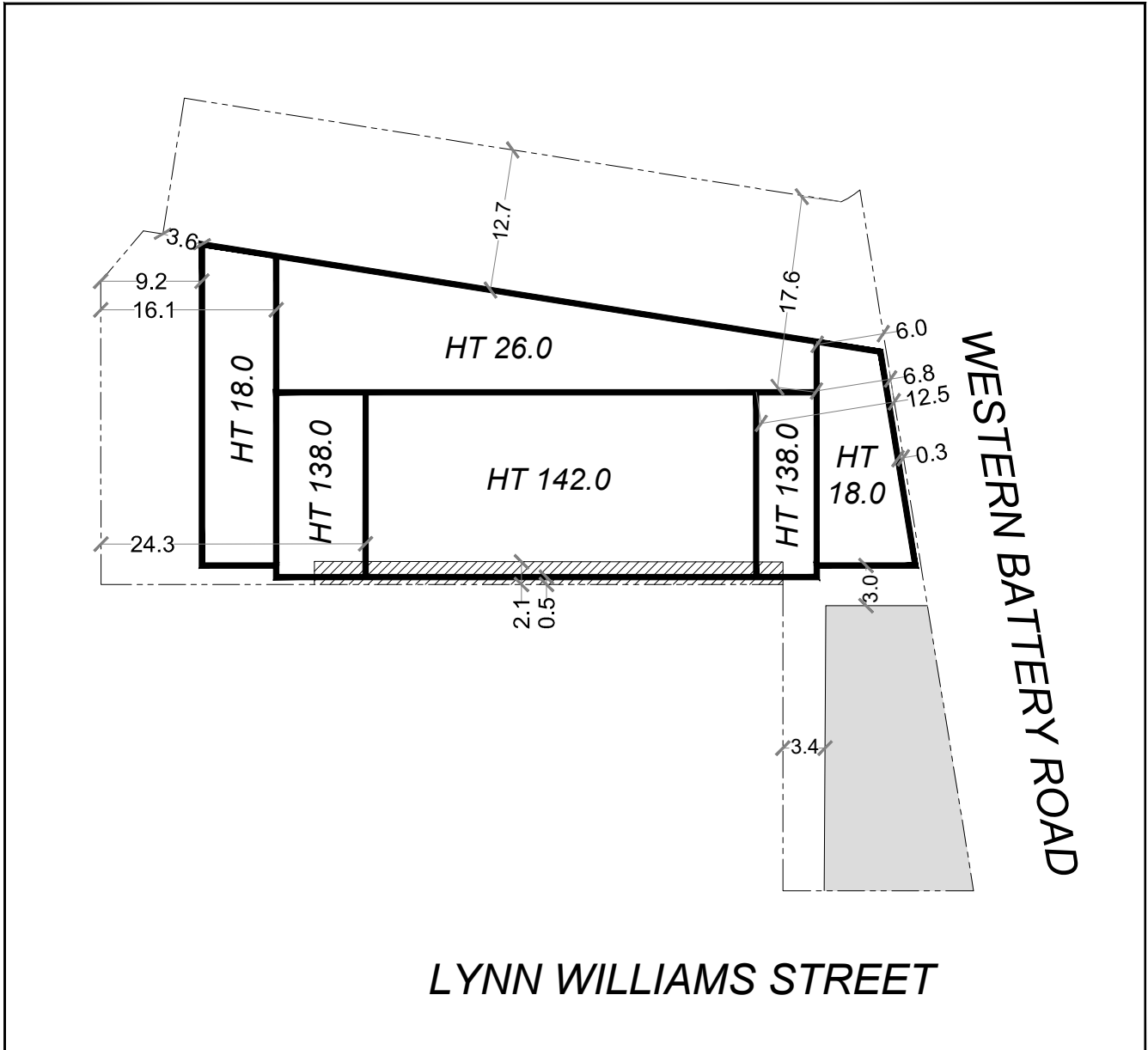
Not to Scale

Without Prejudice









70 and 86 Lynn Williams Street

Map 3

File #23 216060 STE 10 OZ

-  Parkland dedication
-  An enclosed atrium structure is permitted up to a maximum height of 11.5 metres with no encroachments at grade up to a height of 7.5 metres



Not to Scale

Without Prejudice