

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

CITY OF TORONTO

BY-LAW XXXX-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 914 Bathurst Street.

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, 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 subject to this By-law from a zone label of CR2.5 (C1.0; r2.5) SS2 (x1571) to a zone label of CR (c1.0; r2.5) SS2 (x953) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 953 so that it reads:

(953) Exception CR 953

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 914 Bathurst 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 (Q) below;
- (B) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use

portions of the **building** provided they are located on the first **storey** of the **building**;

- (C) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 117.33 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.5.40.70(1)(B), a **building** or **structure** may be no closer than 3.5 metres from the original centreline of a **lane**;
- (E) Despite regulation 40.10.40.10(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]**;
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
 - (i) For the purpose of this exception, "ceiling" means the upper or top structural surface of a room or area which is higher than the following elements:

structural drop beams, structural transfer beams, mechanical ventilation ducts, gas/water pipes, drainage pipes, sanitary pipes, electrical channels below slabs, sprinkler heads or any bulkheads and/or dropped ceilings;
- (G) 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 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, overruns and machine rooms, chimneys, air shafts, and vents, exhaust flues, lightning rods, may project above the height limits to a maximum of 7.5 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 7.5 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;
 - (iv) architectural features, parapets, and elements and **structures**

- associated with a **green roof**, by a maximum of 3.5 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2 metres; and
 - (vi) trellises, pergolas, unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 3.0 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 11,800 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 11,500 square metres;
 - (ii) the permitted maximum gross floor area for non-residential uses is 282 square metres; and
 - (iii) the required minimum **gross floor area** for non-residential uses is 30.0 square metres;
- (I) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 3.85 square metres for each **dwelling unit**, of which:
- (i) at least 2.45 square metres for each **dwelling unit** is indoor **amenity space**;
 - (ii) at least 1.40 square metres for each dwelling unit is outdoor **amenity space**, of which no more than 25 percent of the outdoor component may be a green roof; and
 - (iii) required outdoor **amenity space** is not required to be in a location adjoining or directly accessible to an indoor **amenity space**;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law **[Clerks to supply By-law ##]**;
- (K) Despite clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) balconies, canopies, awnings, trellises, pillars, patios, decks, porches, railings, by a maximum of 2 metres;
 - (ii) architectural, art and landscape features, light fixtures, pilasters,

- decorative columns, cornice, sills, belt courses, eaves, or chimney breasts, by a maximum of 0.3 metres;
- (iii) building maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.4 metres; and
 - (v) air conditioners, satellite dishes, and antennae, by a maximum of 2.0 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 0 parking spaces are required for residents of **dwelling units**;
 - (ii) A maximum of 73 **parking spaces** are permitted for residents of dwelling units;
 - (iii) A minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** are required for residential visitors;
 - (iv) A minimum of 0 **parking spaces** are required for non-residential uses in the building; and
 - (v) A minimum of 1 car share **parking space**, where, for the purposes of this exception:
 - (a) a “car share” **parking space** is separate from any **parking space** provided residential occupants or visitors;
 - (b) a “car share” **parking space** may not be an accessible **parking space**;
 - (c) “car share” means the practice where a number of people share the use of one or more motor **vehicles** and such car-share motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (d) “car share **parking spaces**” means a **parking space** that is reserved, signed, and actively used for “car sharing” purposes;
- (M) Despite regulation 200.5.1.10(2)(A), a maximum of 11 **parking spaces**

may have minimum dimensions of:

- (i) A length of 5.1 metres;
 - (ii) A width of 2.4 metres; and
 - (iii) A vertical clearance of 1.7 metres;
- (N) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must comply with the following provisions:
- (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres;
 - (c) vertical clearance of 2.1 metres; and
 - (ii) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (O) Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
- (i) an entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) and the shortest route from the required entrances in (i) and (ii);
- (P) Despite regulation 230.5.1.10(10), long-term **bicycle parking spaces** and short-term **bicycle parking spaces** may be **stacked bicycle parking spaces**;
- (Q) Despite regulations 230.5.1.10(4)(A) **stacked bicycle parking spaces** must be provided and maintained with the following minimum dimensions:
- (i) A length of 1.8 metres;
 - (i) A width of 0.45 metres; and
 - (ii) A vertical clearance of 1.2 metres.

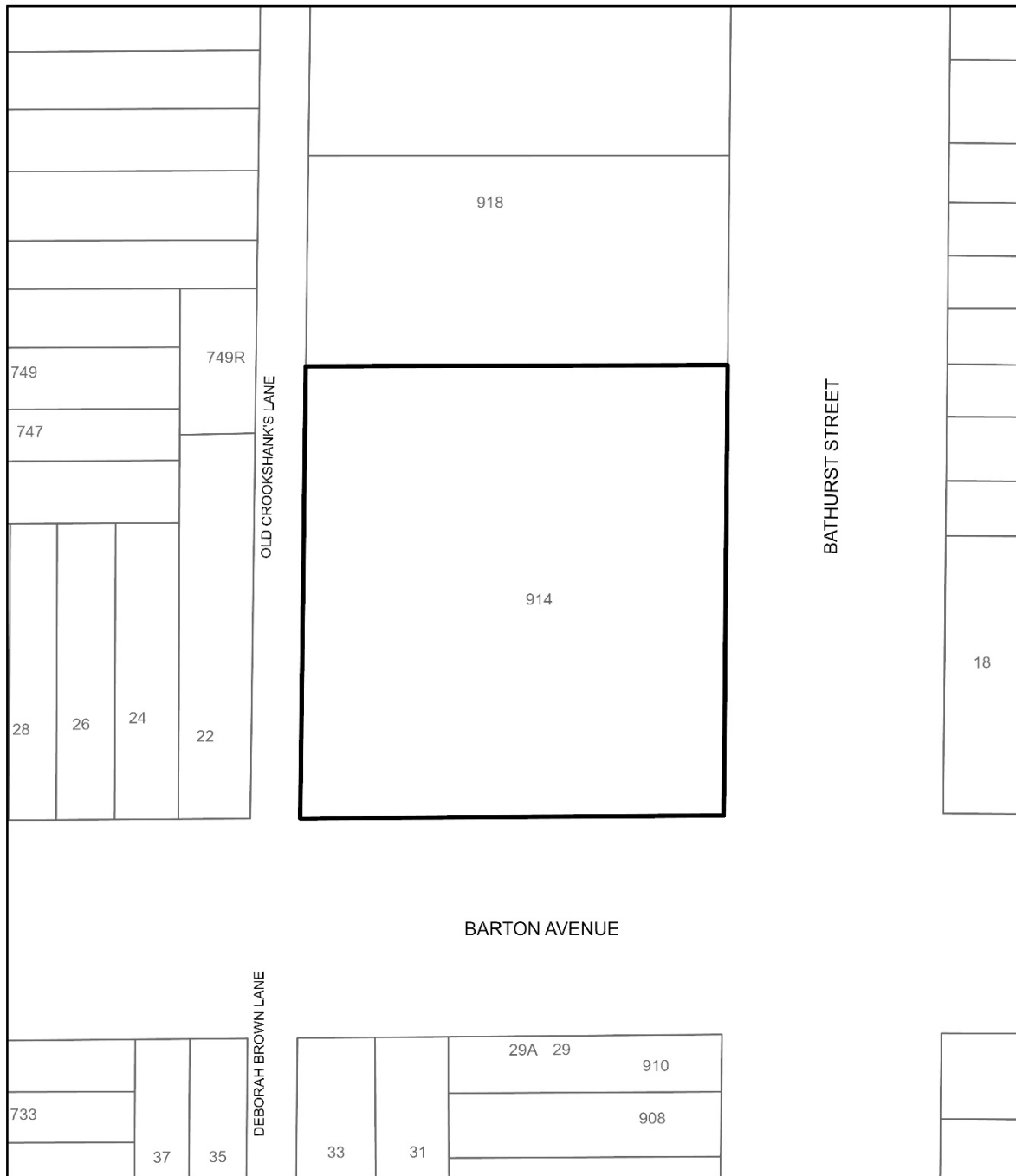
5. Prevailing By-laws and Prevailing Sections: (None Apply)
6. Despite any severance, partition or division of the lands, the provisions of this By-law will apply as if no severance, partition or division occurred.

Enacted and passed on (MONTH)(DAY), 2024.

Speaker

City Clerk

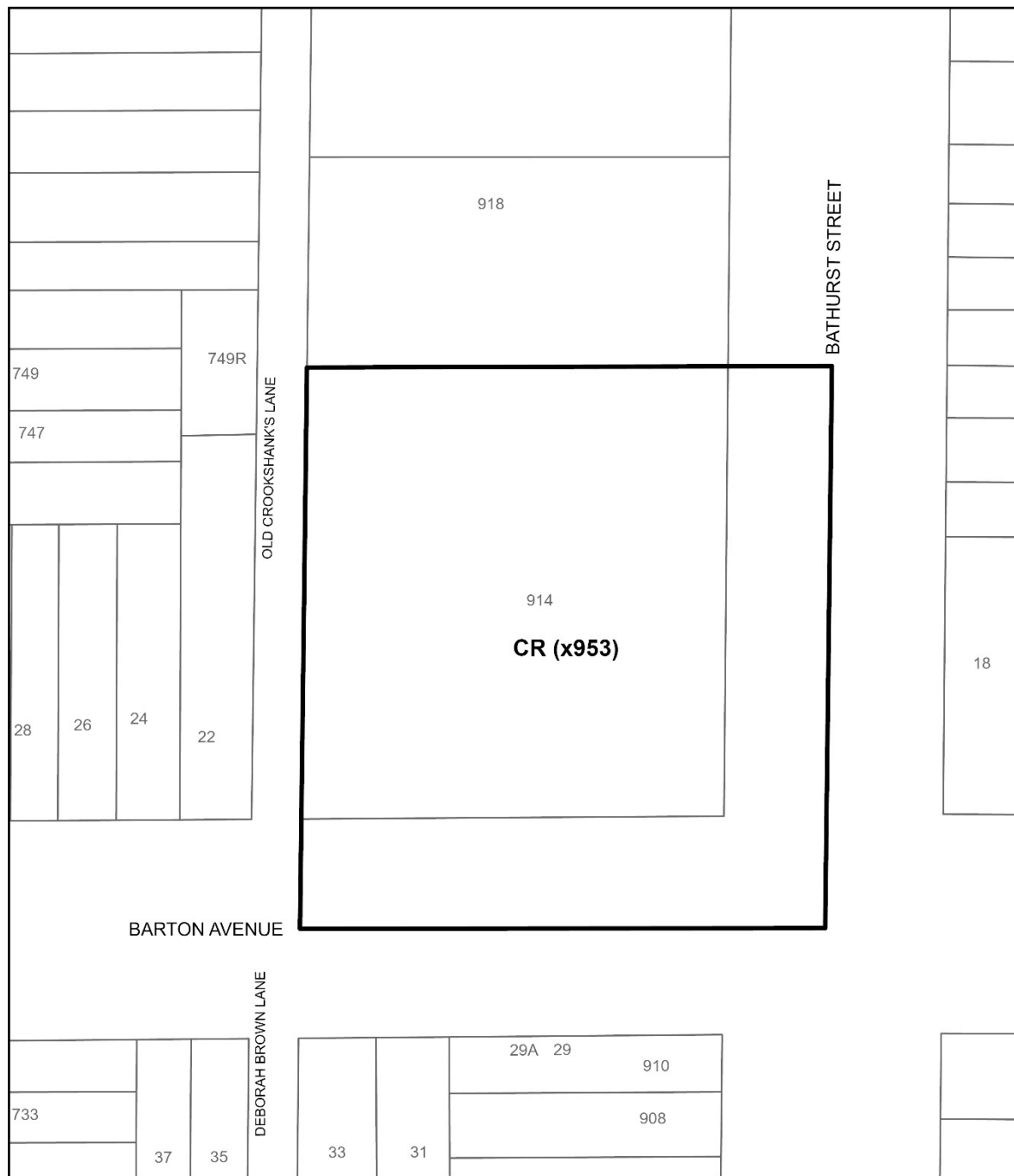
(Seal of the City)



 **Toronto**
Diagram 1

914 Bathurst Street

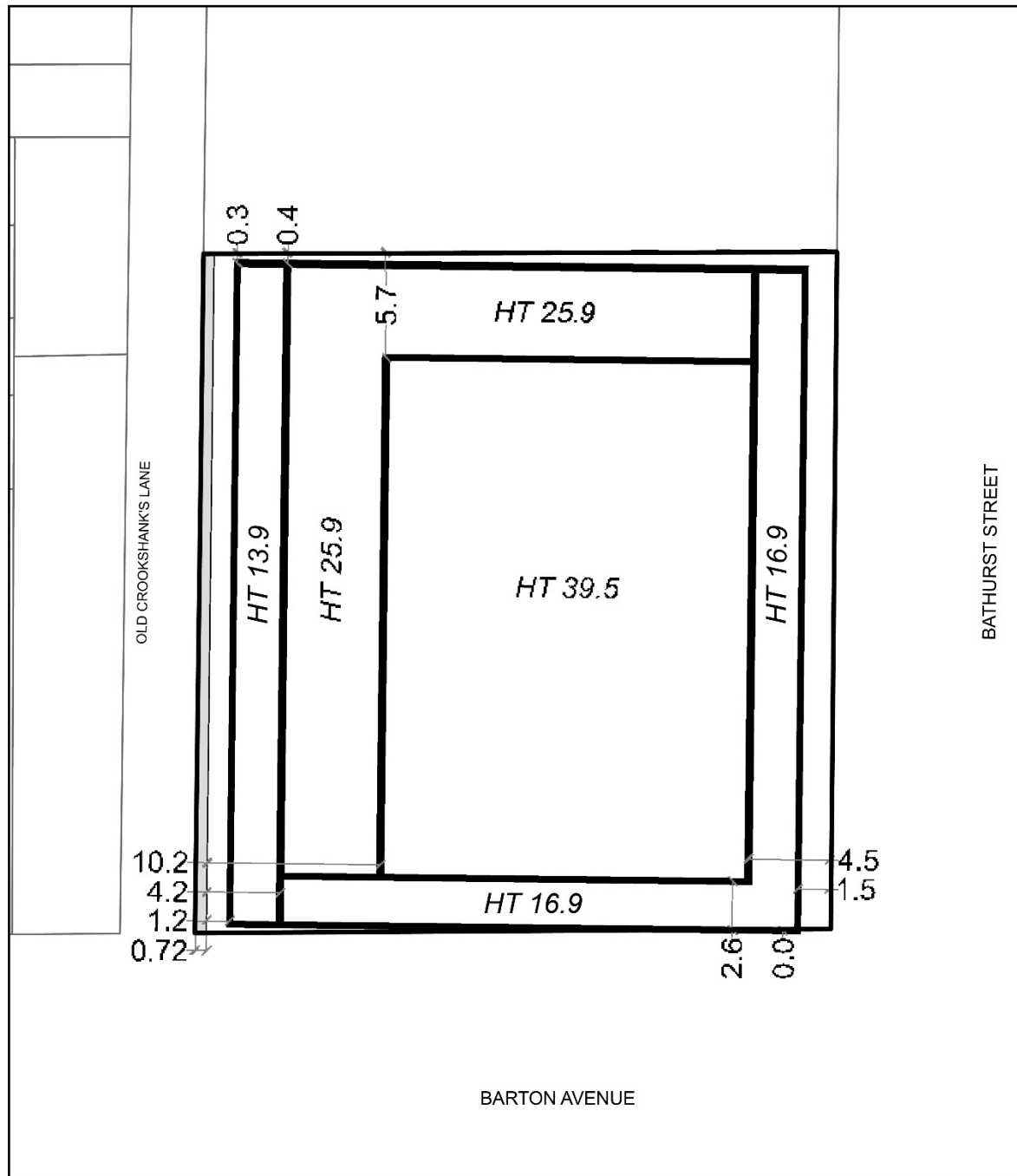
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 **Toronto**
Diagram 2

914 Bathurst Street

File # 22 191848 STE 11 OZ




 **Toronto**
Diagram 3

914 Bathurst Street

File # 22 191848 STE 11 OZ

 0.72 metre lane widening


City of Toronto By-law 569-2013
Not to Scale
01/22/2024