

Authority: Toronto and East York Community Council Item TE10.9, as adopted by City of Toronto Council on [-]

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 69 Yonge Street and 3 King 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, as amended.

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 CR 12.0 (c8.0; r11.7) SS1 (x2325) to a zone label of CR 12.0 (c8.0; r11.7) SS1 (x950) 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 950, so that it reads:

(950) Exception CR 950

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 69 Yonge Street and 3 King Street East, 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 (R) below;

- (B) 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 83.07 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses** and **take-out eating establishments** may exceed 400 square metres;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** and below 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 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 3.8 metres;
- (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) mechanical penthouse to a maximum of 7.3 metres;
 - (ii) parapets, chimneys, vents to a maximum of 1.5 metres; and
 - (iii) guard rails to a maximum of 2.5 metres; and
 - (iv) equipment used for the functional operation of the **building** including electrical, utility, roof access, **structures** and parts of a **building** associated with window washing equipment to a maximum of 3.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 13,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 12,000 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,300 square metres;
- (I) Despite Clause 40.10.40.50, **amenity space** must be provided at the

following rate:

- (i) at least 3.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) outdoor **amenity space** is not required;
- (J) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1) and article 600.10.10, the required minimum **building setbacks** and separation distance between **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, eaves, ornamental and architectural features to a maximum of 0.7 metres;
 - (ii) doors and site servicing features to a maximum of 1.6 metres;
 - (iii) parapets, windowsills and Juliette balconies to a maximum of 0.2 metres; and
 - (iv) canopies to a maximum of 3.0 metres;
- (L) Despite Regulations 200.5.10.1(1), Tables 200.5.10.1, 200.15.10.5 and Articles 200.15.10 and 200.20.10, accessible **parking spaces** and **parking spaces** are not required for **dwelling units**, residential visitors or non-residential uses;
- (M) Despite Regulations 40.10.90.1(1) and (2) and Article 220.5.10, **loading spaces** are not required;
- (N) Despite Regulations 230.5.1.10(4)(A)(ii) and (B)(ii), the minimum width of a **bicycle parking space**, including a **stacked bicycle parking space**, is 0.37 metres;
- (O) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located anywhere in the **building**, below grade and above grade, up to and including the second **storey**;
- (P) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (Q) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces**

may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**;

- (R) 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**; and
 - (v) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;

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

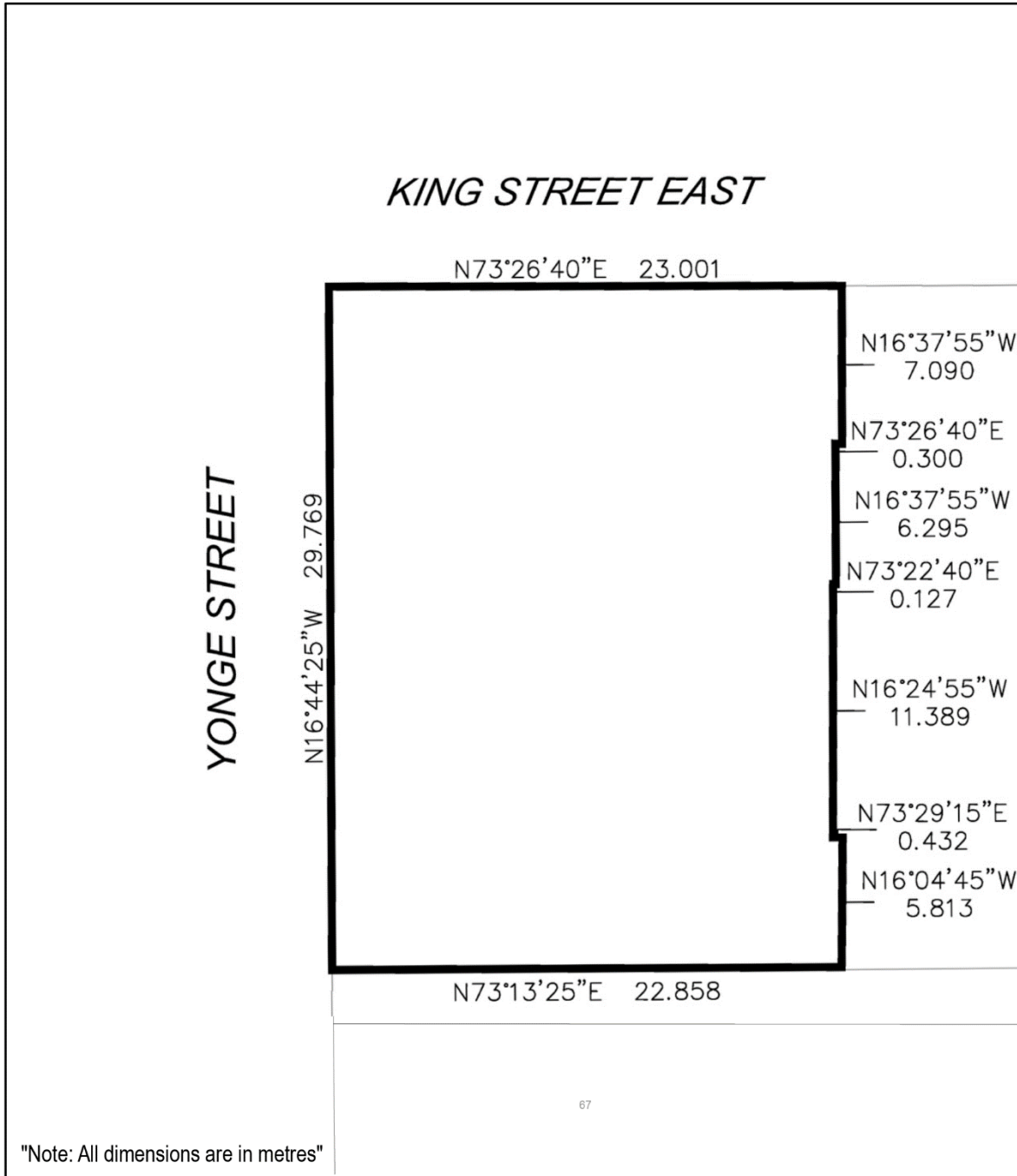
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. None of the provisions of Zoning By-law 569-2013, as amended, or this By-law, apply to prevent the erection and use of a temporary sales office on the lands to which this By-law applies, for a period of not more than three years from the date this By-law comes into full force and effect.

Enacted and passed on [Clerks to insert date].

Frances Nunziata
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



69 Yonge St and 3 King St E

File # 22 203450 STE 13 OZ

