

Authority: Toronto and East York Community Council Item XX, 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 2022 as 350 Bloor 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 pursuant to Section 453.1 of the City of Toronto Act, 2006, as amended, a by-law passed under Section 34 of the Planning Act, may establish one or more residential densities of development applicable to any land in respect of which the owner of the land and the operator of the housing accommodation, if different from the owner, agree with the City to provide all or such proportion as specified in the by-law of the housing accommodation located or to be located on the land, for the purpose of a social housing program;

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. 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, 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 990.10 respecting the lands outlined by heavy black lines from a zone label of CR 4.0 (c2.0; r4.0) SS1 (x2412) to a zone label of CR 4.0 (c2.0; r4.0) SS1 (x 990) 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 990 so that it reads:

(990) Exception CR 990

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 in the year 2022 as 350 Bloor Street East, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed in compliance with Regulations (B) to (T) below;
- (B) For the purpose of this exception, the **lot** is as shown on Diagram 1 of By-law [Clerks to insert By-law number];
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 115.50 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(1), the permitted maximum height of any **building** or **structure** on the **lot**, inclusive of a mechanical penthouse, is the numerical value, in metres, following the symbol "HT" on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite Regulations 40.5.40.10(3) to (8) 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) **landscaping** features, such as trellises, may project above the permitted heights to a maximum of 4.5 metres;
 - (ii) architectural features, such as guard rails and balcony screens, may project above the permitted heights to a maximum of 3.0 metres; and
 - (iii) pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the permitted heights to a maximum of 3.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** for all uses on the **lot** is 51,680 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 51,280 square metres, of which:
 - (a) the required minimum **gross floor area** for the exclusive use of a “social housing program” is 1,300 square metres; and

- (ii) the minimum **gross floor area** for non-residential uses is 400 square metres;
- (G) In addition to the areas listed in Regulation 40.5.40.40(3), the **gross floor area** of a **mixed use building** is reduced by:
 - (i) indoor **amenity space** above the required amount by this (I) below;
- (H) A **building, structure**, addition or enlargement to a **building** that contains more than 80 **dwelling units** is subject to the following:
 - (i) A minimum of 15.0 percent of the **dwelling units** must contain two bedrooms;
 - (ii) A minimum of 10.0 percent of the **dwelling units** must contain three bedrooms;
 - (iii) an additional 15.0 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
 - (iv) convertible **dwelling units**, as described in (H)(iii) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (I) Despite Regulation 40.10.40.50(1) and (2), **amenity space** must be provided as follows:
 - (i) at least of 2.0 square metres per **dwelling unit** of indoor **amenity space**;
 - (ii) A minimum of 0.8 square metres per **dwelling unit** of outdoor **amenity space** in a location adjoining or directly accessible to indoor **amenity space**; and
 - (iii) No outdoor **amenity space** is required for non-residential uses;
- (J) Despite Regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (K) Despite (J) above, with the exception of structural columns, the **main wall** of the ground floor of a **building** will be set back a minimum horizontal distance of 5.0 metres from the **lot line** abutting Bloor Street East;
- (L) Despite Regulation 5.10.40.70(2), in addition to the **building setback** requirements in (J) and (K) above, the minimum distance between a **building** to all existing below-ground TTC subway infrastructure is 3.0 metres;

- (M) Despite Regulation 40.10.40.80(1), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (N) Despite Clause 40.10.40.60, Regulation 40.5.40.60(1), and (K) and (M) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) balconies to a maximum extent of 2.0 metres;
 - (ii) canopies and awnings, to a maximum extent of 3.5 metres;
 - (iii) retaining walls and **structures** associated with an underground garage, up to the **lot line**;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 0.5 metres;
 - (v) eaves, to a maximum extent of 0.5 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 3.0 metres;
- (O) Despite Regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) for residential occupant **parking spaces**:
 - (a) a maximum of 0.3 **parking space** for each bachelor **dwelling unit**;
 - (b) a maximum of 0.5 **parking space** for each one bedroom **dwelling unit**;
 - (c) a maximum of 0.8 **parking space** for each two bedroom **dwelling unit**; and
 - (d) a maximum of 1.0 **parking space** for each three or more bedroom **dwelling unit**;
 - (ii) For residential visitor **parking spaces**, a minimum of 2 **parking spaces** plus 0.01 **parking space** for each **dwelling unit**;
 - (iii) a minimum of 2 “car-share parking spaces”; and
 - (iv) no parking spaces are required for non-residential uses;
 - (v) for the purpose of this exception, “car-share” or “car-sharing” 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; and

- (vi) for the purpose of this exception, “car share parking space” means a **parking space** that is reserved and actively used for “car-sharing”;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 10 percent of **parking spaces** may have a minimum width of 2.6 metres if they are obstructed on one or both sides as described in Regulation 200.5.1.10(2)(D);
- (R) Despite Regulation 230.5.1.10 (4) and (5), a **stacked bicycle parking space** must comply with the following minimum dimensions:
 - (i) width of at least 0.45 metres;
 - (ii) length of 1.8 metres; and,
 - (iii) a minimum vertical clearance of at least 1.2 metres;
- (S) Despite Clause 40.10.90.1 and Regulations 220.5.10.1 (1), (2), (3) and (5), at least one type “C” and one type “G” **loading spaces** must be provided and maintained; and
- (T) For the purpose of this exception, "social housing program" means a program or project on the lands authorized under Section 453.1 of the City of Toronto Act, 2006, that:
 - (i) is entirely owned or operated by or is leased to and operated by a non-profit housing co-operative as defined in the Co-operative Corporations Act or a non-profit corporation as defined in the National Housing Act (Canada) and that, in the opinion of the City, is designed to provide housing accommodation primarily for persons with low to moderate incomes, at a charge not exceeding the greater of:
 - (a) the amount required to finance, operate and maintain such accommodation without profit, and
 - (b) the amount required to be charged for such accommodation under the terms of an agreement respecting the financing of the accommodation where one party is the provincial or federal government or an agent of either; or
 - (ii) provides housing accommodation that is owned and operated by or on behalf of Toronto Housing Company Inc. or Toronto Community Housing Corporation.

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

5. Despite any existing or future severance, partition or division of the **lot** shown in Diagram 1 of this by-law, the provisions of this By-law apply to the whole **lot** as if no severance, partition or division occurred.

Enacted and passed on XXXX, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1 – Property Boundaries





