

Attachment 7 – Zoning By-law

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 931 Yonge 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; 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, Regulation 600.30.1 and 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 subject to this By-law from a zone label of CR4.0 (C1.74; r4.0) SS1 (x2243) to a zone label of CR4.0 (C1.74; r4.0) SS1 (x996) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.100 Exception Number ### so that it reads:

(996) Exception CR 996

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 931 Yonge Street, if the requirements of **By-law XXX** are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) 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 114.60 metres and elevation of the highest point of the **building** or **structure**;

- (C) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (D) Despite Regulations 40.5.40.10(3) to (7), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to supply By-law ##]:
 - (i) architectural features, parapets, roof drainage components, and thermal and waterproofing assembly, guard rails and elements and structures associated with a **green roof** by a maximum of 2.5 metres;
 - (ii) **building** maintenance units and safety and window washing equipment by a maximum of 3.0 metres;
 - (iii) planters, **landscaping** features, roof access, and divider screens on a balcony and/or terrace by a maximum of 4.0 metres;
 - (iv) trellises, pergolas, wheelchair ramps, structural/non-structural architectural columns/piers and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** by a maximum of 3.0 metres;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 18,800 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 18,600 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 100 square metres;
- (F) Despite Regulation 40.10.40.50 (1), **amenity space** must be provided on the **lot** at the following rate:
 - (i) a minimum of 450 square metres of indoor **amenity space**;
 - (ii) a minimum of 340 square metres of outdoor **amenity space**;
- (G) Despite Regulation 40.10.40.70(1) and Regulation 600.10.10(1)(A), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];

- (H) Despite Regulation 40.10.40.60(1) to (9) and Regulation 600.10.10(1)(D) and (E), and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, terraces, cornices, canopies, awnings, windowsills, parapets, trellises, pillars, patios, decks, porches, guardrails, vents, shafts, chimneys, mechanical fans, balustrades and railings, by a maximum of 1.0 metres;
 - (ii) railings, stairs, wheelchair ramps and elevating devices, fences, screens, site servicing features, building maintenance units, window washing equipment, bicycle parking; and underground garage ramps and associated structures, by a maximum of 2.0 metres;
 - (iii) architectural, art and landscape features, such as light fixtures, pilasters, decorative column, cornice, sill, belt course, or chimney breast, and eaves by a maximum of 1.0 metres;
 - (iv) air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 2.0 metres;
 - (v) window projections, including bay windows and box windows, to a maximum extent of 1.0 metres;
- (I) The required minimum distance between the **building**, including all below and above ground **structures**, to any **transportation use** buildings or structures, excluding a bus shelter on Yonge Street, is 3.0 metres;
- (J) 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 residential occupant **parking spaces**;
 - (ii) a minimum of 1 residential visitor **parking spaces**;
 - (iii) a minimum of 0 non-residential visitor **parking spaces**;
- (K) Despite Regulations 200.15.10.5(2) and (3) and Table 200.15.10.5, accessible **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 1 accessible **parking space**;

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.

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)





