

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

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 1400 Gerrard Street East.

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, 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 2.0 (c1.0; r2.0) SS2 (x1573) to CR 2.0 (c1.0; r2.0) SS2 (xXXXX) 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 1573 so that it reads:

(1573) Exception CR 1573

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 1400 Gerrard 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 (P) 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 89.23 metres and elevation of the highest point of the **building** or **structure**;

- (C) 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];
- (D) Despite regulation 40.10.40.1(1), if a lot in the CR zone has a **mixed use building**, all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than:
 - (i) **dwelling units** may be located on the first **storey** and below the first **storey**, if,
 - (a) the **dwelling units** and/or portions therefore, in (i) above, are to the rear of the non-residential uses on the first **storey**; and
 - (b) no portion of **dwelling units** are directly beneath the non-residential uses on the first **storey**.
- (E) Despite regulations 40.5.40.10(3) to (8) and (C) 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, chimneys, and vents, by a maximum of 4.0 metres;
 - (ii) elevator overruns, by a maximum of 5.0 metres;
 - (iii) **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 4.0 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 2.5 metres;
 - (vi) planters, **landscaping** features, guards and guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and

- (vii) trellises, pergolas, and unenclosed or enclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** is 1,600 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 1,500 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 275 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 100 square metres;
- (G) 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 insert By-law number];
- (H) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 40.10.40.60 and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) Terraces and unenclosed or enclosed **structures** at the rear of the **building** associated with terraces or **amenity spaces** to a maximum extent of the **main wall** of the **storey** below;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (v) window projections, by a maximum of 1.0 metre; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes by a maximum of 1.0 metre;

- (J) Despite regulation 40.10.80.20(1), a **parking space** that is not in a **building** or **structure** may be set back 0.0 metres from the **lot** line;
- (K) Despite regulation 200.5.1.10(2)(A), a **parking space** may have the following dimensions:
 - (i) length of 5.0 metres;
 - (ii) width of 2.6 metres; and
 - (iii) vertical clearance of 2.0 metres;
- (L) Despite regulations 200.5.1.10(2)(A) and (D):
 - (i) the required **parking spaces** may be obstructed without being required to provide additional width for the obstructed sides of the **parking space**;
- (M) 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 2.0 residential visitor **parking spaces**;
- (N) Despite Article 200.15.10, no **parking spaces** on the **lot** are required to be accessible **parking spaces**;
- (O) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are:
 - (i) length of 1.8 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (P) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;

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

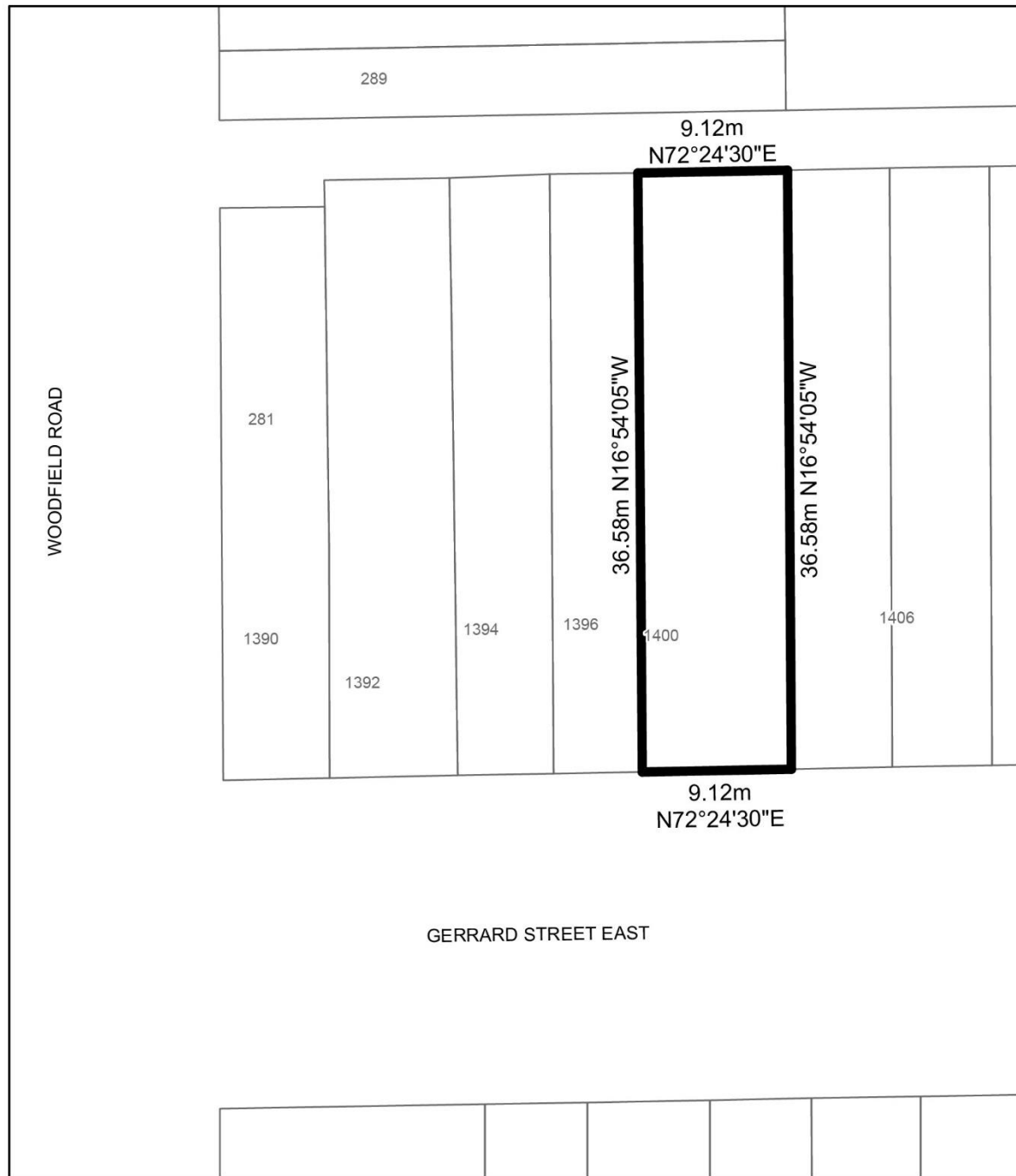
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

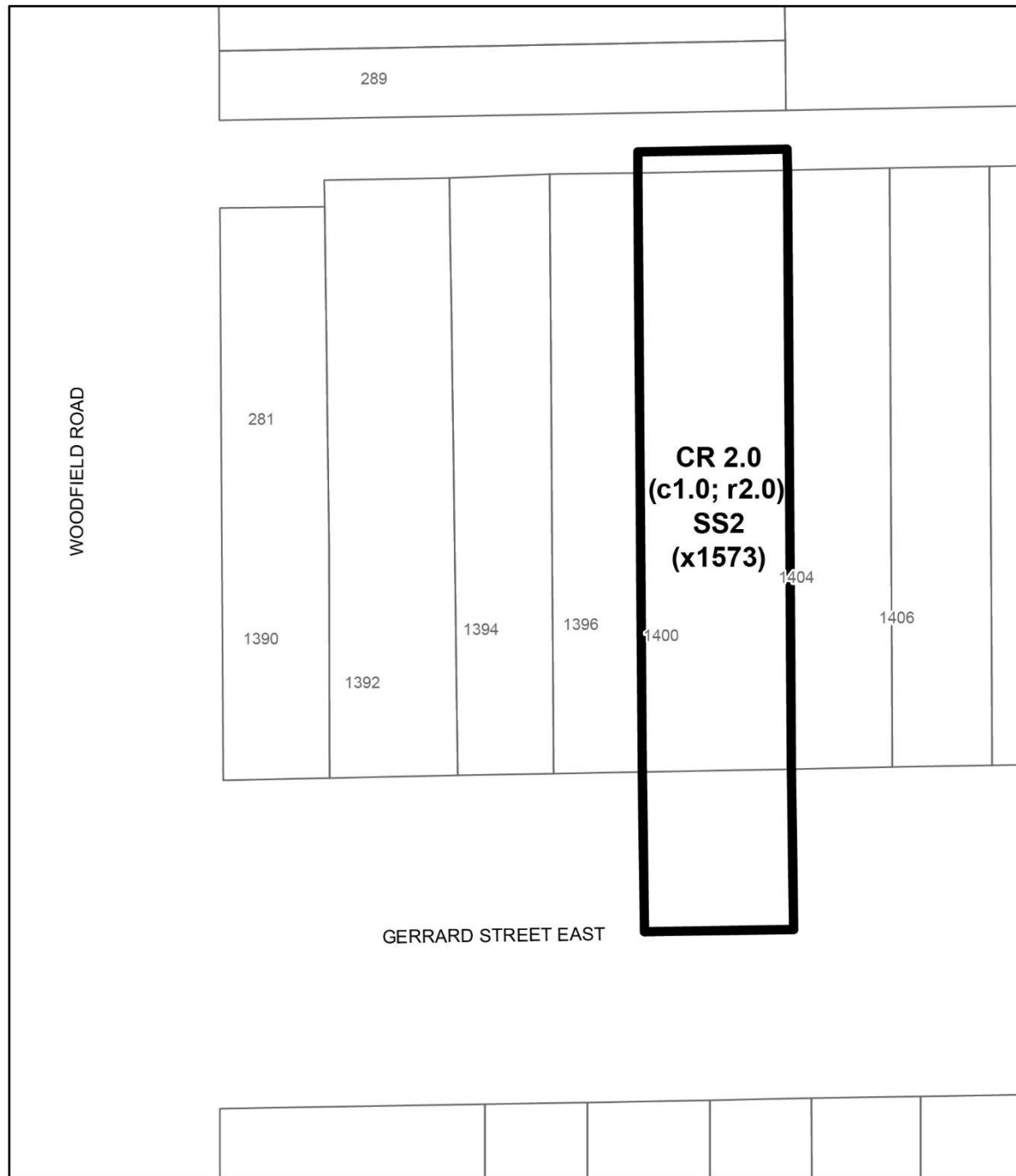
(Seal of the City)



Toronto
Diagram 1

1400 Gerrard Street East

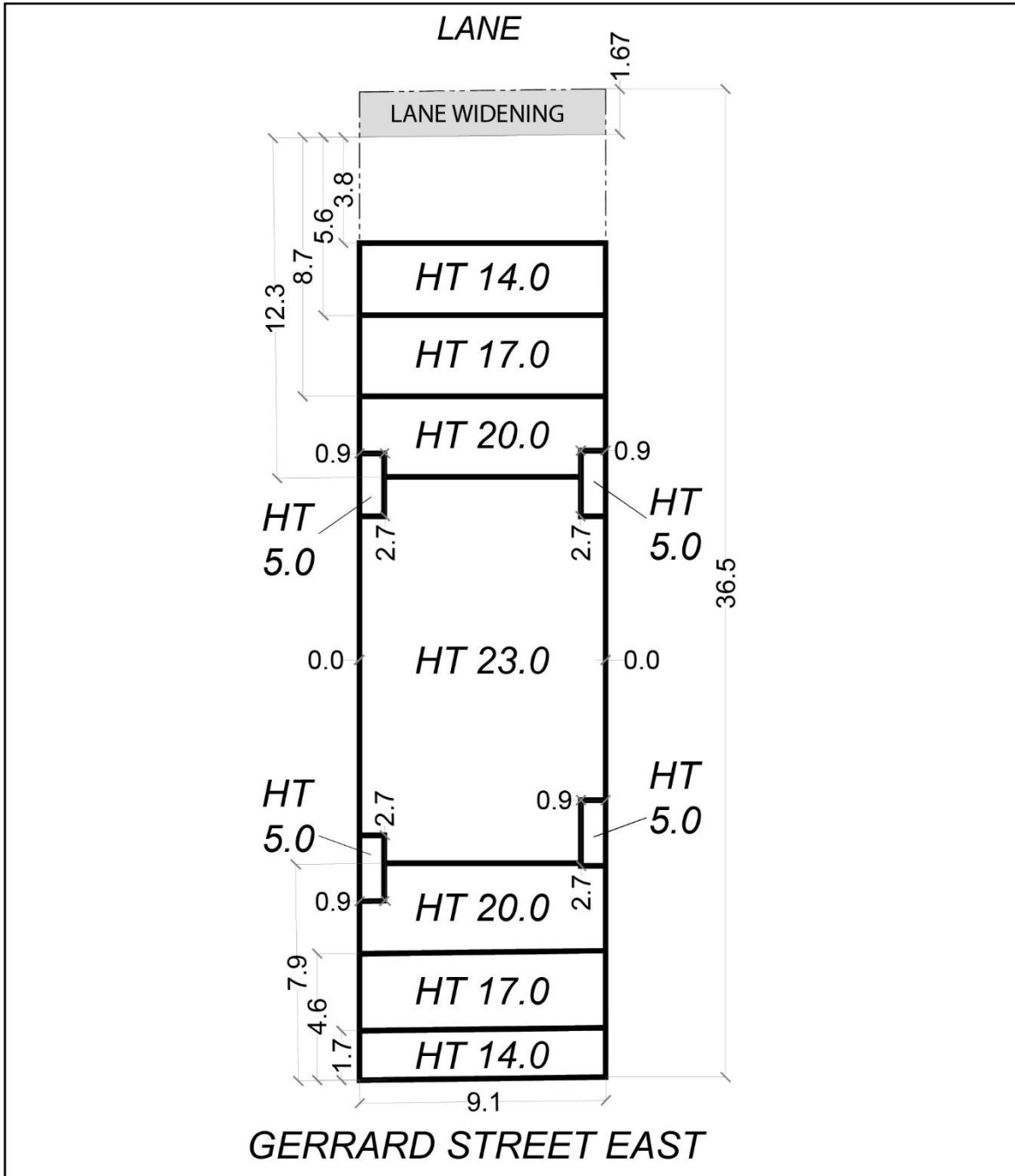
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 **TORONTO**
Diagram 2

1400 Gerrard Street East

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Toronto
Diagram 3

1400 Gerrard Street East

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