

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 135 Isabella 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.2.10 Exception Number 498 so that it reads:

(498) Exception R 498

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 135 Isabella Street, if the requirements of By-law [##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below:
- (B) For the purposes of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law [##];
- (C) Despite Regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 114.65 metres and the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 52,500

square metres;

- (E) For the purpose of this exception, the calculation of **gross floor area** does not include:
- (i) the areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features; and
 - (ii) the area of a mezzanine;
- (F) Despite Regulation 10.10.40.10(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 [##];
- (G) Despite Regulations 10.5.40.10(2), (3) and 4), 10.10.40.10(9) and (10) and (G) above, the following equipment and **structures** may project above the permitted maximum height of a **building** shown in metres and specified by the numbers following the “HT” symbol shown on Diagram 3 of By-law ##:
- (i) Railings and guard, which may project above the permitted maximum heights by a maximum of 2.0 metres;
 - (ii) Mechanical equipment used for the functional operation of the **building**, elevator overruns and machine rooms, and electrical elements (including screens and a mechanical penthouse) may project above the permitted maximum height by a maximum of 17.0 metres;
 - (iii) Window washing, **building** maintenance equipment, **green roof** elements, roof assemblies and parapets may project above the permitted maximum height by a maximum of 4.0 metres;
 - (iv) Wind mitigation features, landscape features and elements including trellises, outdoor amenity structures and privacy screens may project above the permitted maximum height by a maximum of 3.0 metres; and
 - (v) Vents, stack, chimneys and flues and ornamental architectural elements.
- (H) Despite Regulation 10.10.40.50(1)(A) and (B), residential **amenity space** must be provided and maintained as follows:
- (i) a minimum of 1.5 square metres of indoor **amenity space** per

dwelling unit;

- (ii) a minimum of 0.8 square metres of outdoor **amenity space** per dwelling unit;
- (I) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (J) Despite Regulations 5.10.40.70(1), 10.5.40.50(2), and Clauses 10.5.40.60 and 10.5.40.70 and (J) above, no portion of the **building or structure** erected above the finished ground level is permitted to be located otherwise than wholly within the areas delineated by heavy black lines on the attached Diagram 3 of By-law [Clerks to supply By-law ##], except for the following:
 - (i) Pilasters, decorative columns, canopies, belt courses, pipes, utility equipment, awnings, **building** cornices, lighting fixtures, ornamental architectural elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, retaining walls and curbs, **bicycle parking spaces**, landscape and **green roof** elements, mechanical and architectural screening and wind mitigation features, which may project beyond the heavy lines, except for **lot lines**, as shown on Diagram 2 of By-law ### up to a maximum of 3.0 metres; and
 - (ii) Balconies and related privacy screens may project beyond the heavy lines up to a maximum of 2.0 metres;
- (K) Regulation 10.10.40.30 does not apply with respect to building depth.
- (L) Despite Regulation 10.5.50.10(4), a minimum of 525 square metres of **landscaping** must be provided on the **lot**, of which a minimum of 230 square metres must be **soft landscaping**;
- (M) Despite Regulation 10.5.50.10(5), a 1.5 metre wide strip of **soft landscaping** is not required to be provided along any part of a **lot line** abutting another lot in the Residential Zone category;
- (N) A **parking space** accessed by a car elevator must have the minimum dimensions set out in Regulation 200.5.1.10(2);
- (O) Despite Regulation 200.5.1.10(12), **vehicle** access may also be provided by a car elevator;
- (P) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces**

must be provided in accordance with the following:

- (i) 0 resident **parking spaces**;
 - (ii) 0 visitor **parking spaces**; and
 - (iii) 1 short-term **parking space**;
- (Q) Despite Regulation 200.15.10.10(1), at least 1 accessible **parking space** must be provided;
- (R) Despite Regulation 200.5.1.10(2)(A) with respect to the required dimensions for **parking spaces**, a maximum of 10 percent of the total number of **parking spaces** provided may have the following minimum dimensions, notwithstanding that such parking spaces are obstructed on one or two sides:
- (i) length – 5.60 metres;
 - (ii) width – 2.60 metres;
 - (iii) vertical clearance – 2.0 metres;
- (S) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length 5.6 metres
 - (ii) width 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) 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 two accessible **parking spaces**;
- (T) Regulation 200.15.1(4) does not apply with respect to the location of accessible **parking spaces**;
- (U) Despite Regulation 10.5.80.40(3)(A), **vehicle** access to a **parking space** on the **lot** may be from Isabella Street;
- (V) Regulations 10.5.100.1(4) and (5) do not apply with respect to driveway width and driveway access for **apartment buildings**;
- (W) Regulation 230.5.1.10(9) does not apply with respect to the location of

“long-term” **bicycle parking spaces**;

- (X) Regulation 230.10.1.20 does not apply with respect to the location of “short-term” **bicycle parking spaces**;
- (Y) Despite regulation 230.5.1.10(1), both “long-term” and “short-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (Z) Despite regulation 220.5.20.1(1), a **driveway** to a **loading space** must have a minimum width of 5.5 metres;
- (AA) Article 600.10.10 does not apply with respect to the Building Setback Overlay District “A”;
- (BB) Article 600.30.10 does not apply with respect to inclusionary zoning.

Prevailing By-laws and Prevailing Sections: [\(None Apply\)](#)

4. Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of this By-law, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.

Enacted and passed on **[month day, year]**.

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)





