

Authority: [Toronto and East York Community Council]
Item [-], adopted as amended by City of Toronto Council
on [Month, Day, 202#]

CITY OF TORONTO
BY-LAW [Clerks to insert By-law number]

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended; 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 No. 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 990.10 respecting the lands outlined by heavy black lines from zone label CR7.8 (c4.5; r1.5) SS1 (x2323) to a zone label of CR 7.8 (c4.5; r1.5) SS1 (x1014) 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 (x1014) so that it reads:

(xxx) Exception CR (1014)

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) The lands must comply with Exception 900.11.10(2323);
- (B) Despite (A) above, on lands municipally known as 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue, if the requirements of By-law [Clerks to supply by-law ##] are complied with, a **building, structure, addition or enlargement** may be constructed and used in compliance with (B) to (CC) below;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** on the **lot** of By-law [Clerks to supply by-law ##] is 134,650 square metres, provided:
 - (i) the permitted maximum residential **gross floor area** in Area Y as shown on Diagram 3 is 103,250 square metres;
 - (ii) the required minimum non-residential **gross floor area** in Area Y as shown on Diagram 3 is 400 square metres;
 - (iii) the required minimum non-residential **gross floor area** in Area Z on Diagram 3 is 26,000 square metres;
 - (iv) the permitted maximum non-residential **gross floor area** in Area Z on Diagram 3 is 31,000 square metres;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the **height** of a **building or structure** is the distance between the Canadian Geodetic Datum of 94.25 metres and the elevation of the highest point of the **building or structure**;
- (E) For the purposes of this exception, a mezzanine is not considered a **storey**;
- (F) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building or structure** is the numerical value, in metres, following the letters "HT" on Diagram 4 of [Clerks to supply by-law ##];
- (G) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a rate of 4.0 square metres for each **dwelling unit**, as combined indoor and outdoor **amenity space**, of which:
 - (i) At least 0.35 square metres per **dwelling unit** is outdoor **amenity space**;
 - (ii) at least 40.0 square metres of the total required outdoor **amenity space**, must be in a location adjoining or directly accessible to the indoor **amenity space**; and,
 - (iii) No more than 25 percent of the outdoor component may be a **green roof**;

- (G) Regulation 40.10.40.50(2), with respect to **amenity space** for **buildings** with non-residential uses in SS1 Areas, does not apply;
- (H) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum building **setbacks** and **main wall** separations distances are as shown in metres on Diagram 4 of this By-law [Clerks to supply by-law ##];
- (I) Despite Article 600.10.10, the required minimum **building setbacks** and building separation distance are as shown in metres on Diagram 4 of By-law [Clerks to supply by-law ##];
- (J) Despite Clause 40.10.40.60 and (H) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks**, as shown on Diagram 4 of By-law [Clerks to supply by-law ##]:
 - (i) porches and balconies as follows:
 - (a) on the south side of Building 2 and on the east side of Building 1 as shown on Diagram 4 of By-law [Clerks to supply by-law ##] to a maximum of 0.3 metres if they are located below a height of 38 **storeys**; and
 - (b) on the south side of Building 2 and on the east side of Building 1 as shown on Diagram 4 of By-law [Clerks to supply by-law ##] to a maximum of 2.0 metres if they are located at or above a height of 38 **storeys**; and
 - (ii) canopies and awnings to a maximum extent of 3.5 metres;
 - (iii) architectural features, such as pilasters, decorative column, cornice, light fixtures, sill, belt course, or chimney breast, to a maximum extent of 0.6 metres;
 - (iv) eaves to a maximum extent of 0.5 metres;
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 3.0 metres;
 - (vi) Despite (i) to (v) above, only the following elements of a **building** or **structure** may encroach into the required minimum **building setbacks** at **storeys** 1 to 3, 7, and 10 of the **building**:
 - (a) awnings, canopies, structural columns, public art features, mechanical grilles, fire department connections and hose bibs, areaways, and ramps, by a maximum of 3.5 metres;
- (K) Regulation 40.5.40.60(1), with respect to structural and **height** requirements for canopies and awnings, does not apply;
- (L) Despite (E) and (F) above and Regulations 40.5.40.10(3) to (8), the following

building elements, **structures**, or equipment are permitted to project above the permitted maximum **heights** as shown on Diagram 4 of By-law [Clerks to supply by-law ##] as follows:

- (i) air intake and air handling units, airshafts, flues, chimneys, communication equipment, mechanical screens, mechanical penthouses, cooling tower, structural columns, window washing equipment on the roof of a **building**, and antennae, by a maximum of 6.5 metres;
 - (ii) architectural features, architectural screens, a **structure** on the roof of the **building** used for the outside open air recreation including required residential **amenity space**, staircases or enclosures, privacy screens, roof top stair enclosure, balcony and terrace guards and dividers, railings, **landscaping**, planters and other **landscaping structures**, elements of a **green roof**, elements of a terrace, public art features, fences, awnings, guardrails, cornices, ornamental elements, parapets, railings, balustrades, trellises, insulation and roof surface materials, vents, window sills, by a maximum of 4.5 metres;
 - (iii) Despite (i) and (ii) above, no **building** elements or **structures**, or equipment are permitted to project above a maximum height of 186.1 metres for Building 1 and 175.55 metres for Building 2 following the letters “HT” on Diagram 4.
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the minimum total required **parking spaces** is 30 on the **lot**.
- (N) Despite regulation 200.15.10.5, a minimum of 11 of the required **parking spaces** in (M) above on the lot are required to be accessible **parking spaces**;
- (O) Despite Article 200.15.1, an accessible **parking space** must have the following minimum dimensions:
- (i) a length of 5.6 metres;
 - (ii) a width of 3.4 metres; and
 - (iii) a vertical clearance of 2.1 metres;
- (P) Despite Regulation 200.15.1(4), an accessible **parking space** is not required to be closest to a barrier-free passenger elevator that provides access to the first elevator;
- (Q) Despite Regulation 200.5.1.10(2), a maximum of 25% of the required **parking spaces** may have minimum dimensions of:
- (i) length of 5.1 metres;
 - (ii) width of 2.4 metres;

- (iii) vertical clearance of 1.7 metres; and
- (iv) the side of any obstructed parking space is not required to be increased by 0.3 metres for each side that is obstructed;
- (R) Regulation 200.5.1.10(12)(C) regarding the **vehicle** entrance distance from a **street**, does not apply;
- (S) Despite (M) above, no parking is required until buildings containing dwelling units have been erected on Building 1 and 2, then a minimum of 30 parking spaces must be provided;
- (T) Despite Clause 220.5.10.1, one (1) Type "B", one (1) Type "G", and two (2) Type "C" **loading spaces** must be provided and maintained on the **lot**;
- (U) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
 - (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (V) 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 0.4 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (W) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located above or below grade, outdoors or indoors including within a secured room, locker, or enclosure or unenclosed space, or combination thereof, or bike locker, and be located on any floor of a **building** above or below ground level, in any combination of vertical, horizontal or stacked positions;
- (X) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided above or below ground and in a **stacked bicycle parking space**;
- (Y) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may also be located above or below grade, outdoors or indoors including within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (Z) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle**

parking spaces, does not apply;

- (AA) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.1 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) No "long term" **bicycle parking spaces** are required for non-residential uses; and
 - (iv) No "short-term" **bicycle parking spaces** are required for non-residential uses;
- (BB) Regulations 150.100.20.1(1) and 150.100.30.1, with respect to specific use conditions for **eating establishments** do not apply;
- (CC) Regulation 40.10.20.100(17) with respect to the maximum size for **retail service** do not apply;

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

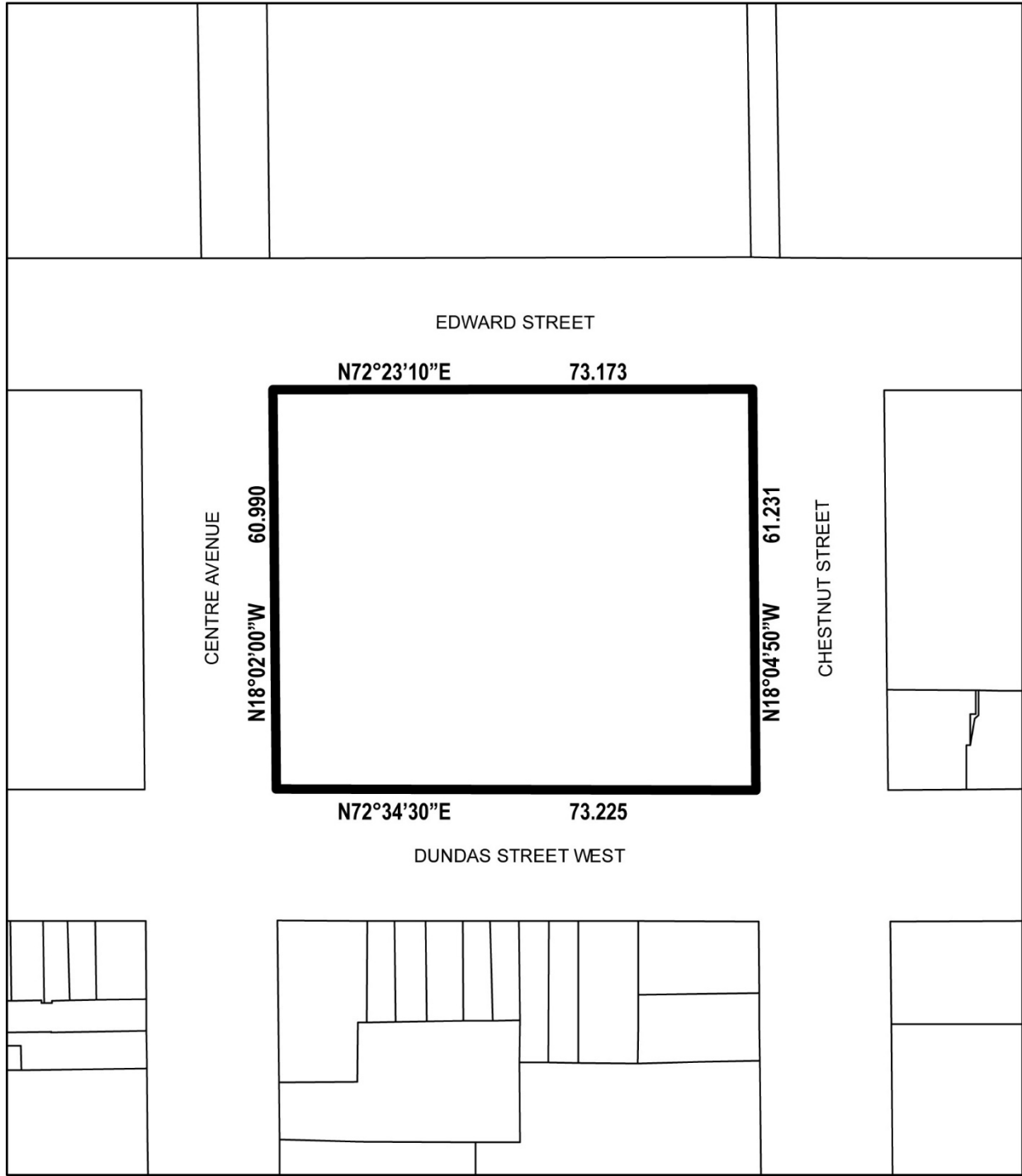
5. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a Construction Office/Sales Office on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential **gross floor area** on the lands identified on Diagram 1 of this By-law.
6. 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 _____, 2024

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

180 Dundas Street West

File #: 22 162242 STE 11 0Z

