

## Draft Zoning By-law Amendment (July 8, 2024)

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 and By-law 166-2022, as amended, with respect to the lands municipally known in the year 2023 as 29, 31, 33 and 39 Pleasant Boulevard

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 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. Diagram 2 to By-law 166-2022 is replaced with Diagram 2 attached to this by-law.
2. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(C) so that it reads:

(C) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 28,500 square metres.

3. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(G) so that it reads:

(G) Despite Regulations 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(1), 10.10.40.10(8), 10.10.40.10(9), 10.10.40.10(10), and (E) above, no portion of the **building** or **structure** shall exceed the height limits shown in metres and specified by the numbers following the letter HT shown on Diagram 2 of By-law [Clerks to insert By-law number], except for the following:

- (i) Antennae, flagpoles, satellite dishes, and telecommunications equipment, chimney stacks, lightning rods, exhaust flues, vents and ventilation equipment, parapets, and weathervanes, roof assemblies, elevator shafts, elevator overruns, roof drainage components, thermal and waterproofing assembly, as well as **structures** and architectural design features that enclose, screen or cover such equipment, **structures** and parts of a **building** listed in this section, and elements and structures associated with an outdoor amenity terrace, all of which may project up to a maximum of 10.60 metres;
- (ii) Mechanical penthouses, equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation

equipment, as well as stairwells, stair enclosures, maintenance equipment storage, garbage chute overruns, **building** maintenance units and window washing equipment, by a maximum of 9.60 metres;

- (iii) Planters, **landscaping** features, trellises, pergolas, **structures** for **green roof**, outdoor **amenity space** or open-air recreation, railings and guard rails, partitions dividing outdoor recreation areas, elements related to a green roof, and divider screens on a balcony and/or terrace, by a maximum of 4.5 metres; and
- (iv) **Structures** providing safety including safety railings, fences, and guardrails at each of the roof levels of the building, wind protection, and noise mitigation elements by a maximum of 3.0 metres.

4. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(J) so that it reads:

(J) Despite Regulation 10.5.50.10(4), a minimum of 200 square metres of **landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** labelled as Parkland on Diagram 2 of By-law **[Clerks to insert By-law number]**, of which a minimum of 90 square metres must be **soft landscaping**;

5. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(P) so that it reads:

(P) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:

- (i) **parking spaces** are not required for residential occupants;
- (ii) **parking spaces** for residential occupants of the **building** may be provided at a maximum rate of
  - a. 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
  - b. 0.5 **parking spaces** for each one bedroom **dwelling unit**;
  - c. 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
  - d. 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
- (iii) a minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** are required for residential visitors;
- (iv) In addition to (i), (ii), and (iii) above, one "car-share parking space" is permitted; and
  - a. For the purpose of this exception, "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and

- b. For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
6. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(S) so that it reads:
- (S) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting a **street**;
7. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(W) so that it reads:
- (W) Despite Regulation 10.10.40.50(1), residential **amenity space** must be provided and maintained at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**
  - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iii) no more than 25% of the outdoor component may be a **green roof**.
8. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(X) so that it reads:
- (X) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **bicycle parking space** is:
- (i) length of 1.8 metres;
  - (ii) width of 0.6 metres; and
  - (iii) vertical clearance of 1.9 metres;
9. Zoning By-law 569-2013, as amended is further amended by adding the following regulations to 900.2.10(944) so that it reads:
- (Y) Despite Regulation 230.5.1.10(4)(B), the minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) a minimum length or vertical clearance of 1.2 metres;
  - (ii) a minimum width of 0.6 metres; and
  - (iii) a minimum horizontal clearance from the wall of 1.2 metres;
- (Z) Despite regulation 230.5.1.10(4), a **Stacked bicycle parking spaces** must comply with the following minimum dimensions:
- (i) length of 1.4 metres;
  - (ii) width of 0.4 metres; and

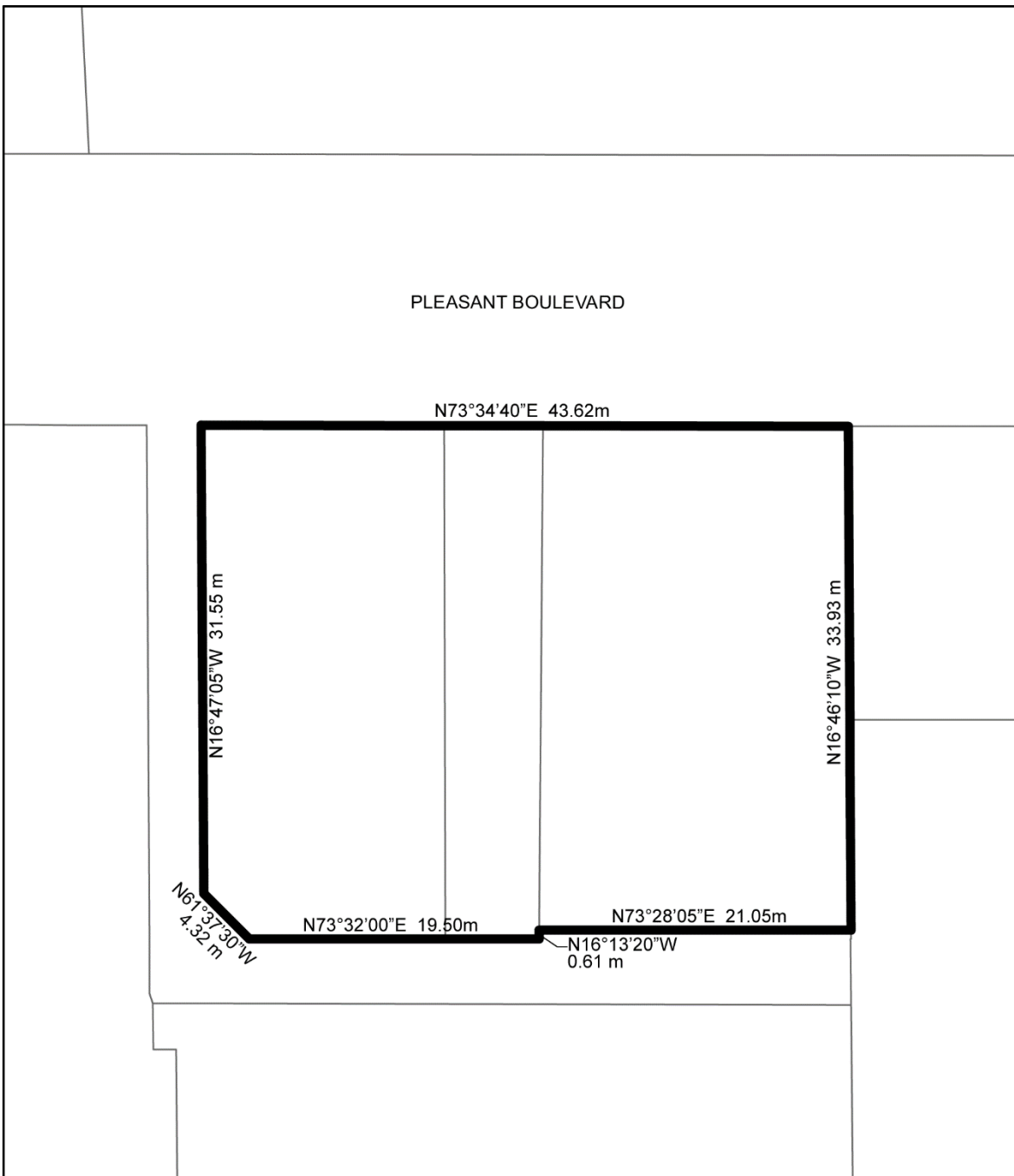
(iii) vertical clearance of 1.2 metres for each **bicycle parking space**;

(AA) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10% of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;

(BB) The provision of **dwelling units** is subject to the following:

- (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
- (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
- (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number.


(CC) The required minimum distance between the **building(s)**, including all below and above ground **structures**, to any **transportation use buildings** or **structures** is 3.0 metres.



 **Toronto**  
Diagram 1

29 - 39 Pleasant Boulevard

File # 24 119348 STE 12 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
06/19/2024

