

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 412-418 Church Street and 79-81 Granby Street.

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;

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, 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 a zone label of CR 3.0 (c2.0; r3.0) SS1 (x2134) and R (d1.0)(x82) to a zone label of CR 3.0 (c2.0; r3.0) SS1 (x1027) 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 1027 so that it reads:

(1027) Exception CR (1027)

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 412-418 Church Street and 79-81 Granby Street, 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 (O) below;

- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the elevation of 98.34 metres with reference to the Canadian Geodetic Vertical Datum of 1928, Pre-1978 Adjustment (CGVD1928:Pre-1978Adj) and the 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** on the **lot** is:
- (i) with respect to the portion of **building** that is not marked as “Existing Building” on Diagram 3 of By-law [Clerks to insert By-law number], the number in metres following the “HT” symbol on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (ii) with respect to the portion of the **building** that is marked as “Existing Building” on Diagram 3 of By-law [Clerks to insert By-law number], the height of the **lawfully existing building** as it existed on the **lot** at the time of the passing of By-law [Clerks to insert By-law number];
- (D) 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) aeronautical lighting and weather vanes, within the areas labelled “TOWER ROOF A”, “TOWER ROOF B”, and “AMENITY TERRACE” on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 2.5 metres;
 - (ii) roof assembly, elements and structures associated with a **green roof**, **green roof** vegetation, chimneys, vents, guard rails and parapets within the area labelled “TOWER ROOF A” and “TOWER ROOF B” on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 0.6 metres;
 - (iii) roof hatches and access within the area labelled “TOWER ROOF A” and “TOWER ROOF B” on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 0.6 metres when closed and 1.0 metres when open;
 - (iv) **building** maintenance units and window washing equipment within the area labelled “TOWER ROOF A” and “TOWER ROOF B” on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 1.0 metres when not in use and 2.75 metres when in use, or to an elevation not exceeding the limitation surfaces for the

St. Michael's Hospital Heliport, as described by O. Reg. 10/24 and the St. Michael's Hospital Air Ambulance Service Protection Corridor Map (Map #346), whichever is less;

- (v) wind screens, parapets, railings and dividers, **structures** for open air recreation, flues, chimneys, light fixtures, pergolas, trellises, terraces, **landscaping** elements, planters, integrated seating, architectural features, balustrades, and screens by a maximum of 3.0 metres within the areas labelled "HT 8.5" and "AMENITY TERRACE" on Diagram 3 of By-law [Clerks to insert By-law number] only, and are not permitted to project within the area labelled "TOWER ROOF A" or "TOWER ROOF B";
- (E) Despite regulation 40.10.40.1(1), residential use portions of the **building**, other than **dwelling units**, are permitted to be located on the same level as non-residential use portions of the **building**;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 23,075 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 22,800 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 275 square metres;
- (G) The provision of **dwelling units**, excluding any **dwelling units** provided in the "TOWNHOMES" shown on Diagram 3 of By-law [Clerks to insert By-law number], is subject to the following:
 - (i) a minimum of 20 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 8 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) an additional 17 percent of the total number of **dwelling units** must be any combination of two and three bedroom **dwelling units**; and
 - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.
 - (v) for the purpose of this exception, if the calculation of required **dwelling units** in (G)(i), (ii), and (iii) above result in a number with a fraction, the number is rounded down to the nearest whole number;

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- (H) Despite regulation, 40.5.40.70(1), 40.10.40.70(1), and 40.10.40.80(1), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 1 metre;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (iv) antennae, vents, and pipes, by a maximum of 0.5 metres; and
 - (v) **structures** and elements used for open air recreation and **amenity space**, within areas labelled “AMENITY TERRACE”, “TOWER ROOF A”, and “TOWER ROOF B” on Diagram 3 of By-law [Clerks to insert By-law number], by a maximum of 3.0 metres;
 - (vi) utility meters, vents and pipes, by a maximum of 0.5 metres;
- (J) Clause 40.10.50.10, with respect to **landscaping**, does not apply.
- (K) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) no minimum residential occupant **parking spaces** for each **dwelling unit**; and
 - (ii) no minimum residential visitor **parking spaces** for each **dwelling unit**;
- (L) Despite regulation 230.5.1.10(10), “long-term” **bicycle parking spaces** and “short term” **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**;
- (M) Despite regulation 230.5.1.10(4), **stacked bicycle parking spaces** must be in accordance with the following:
- (i) the required minimum length of a **stacked bicycle parking space**

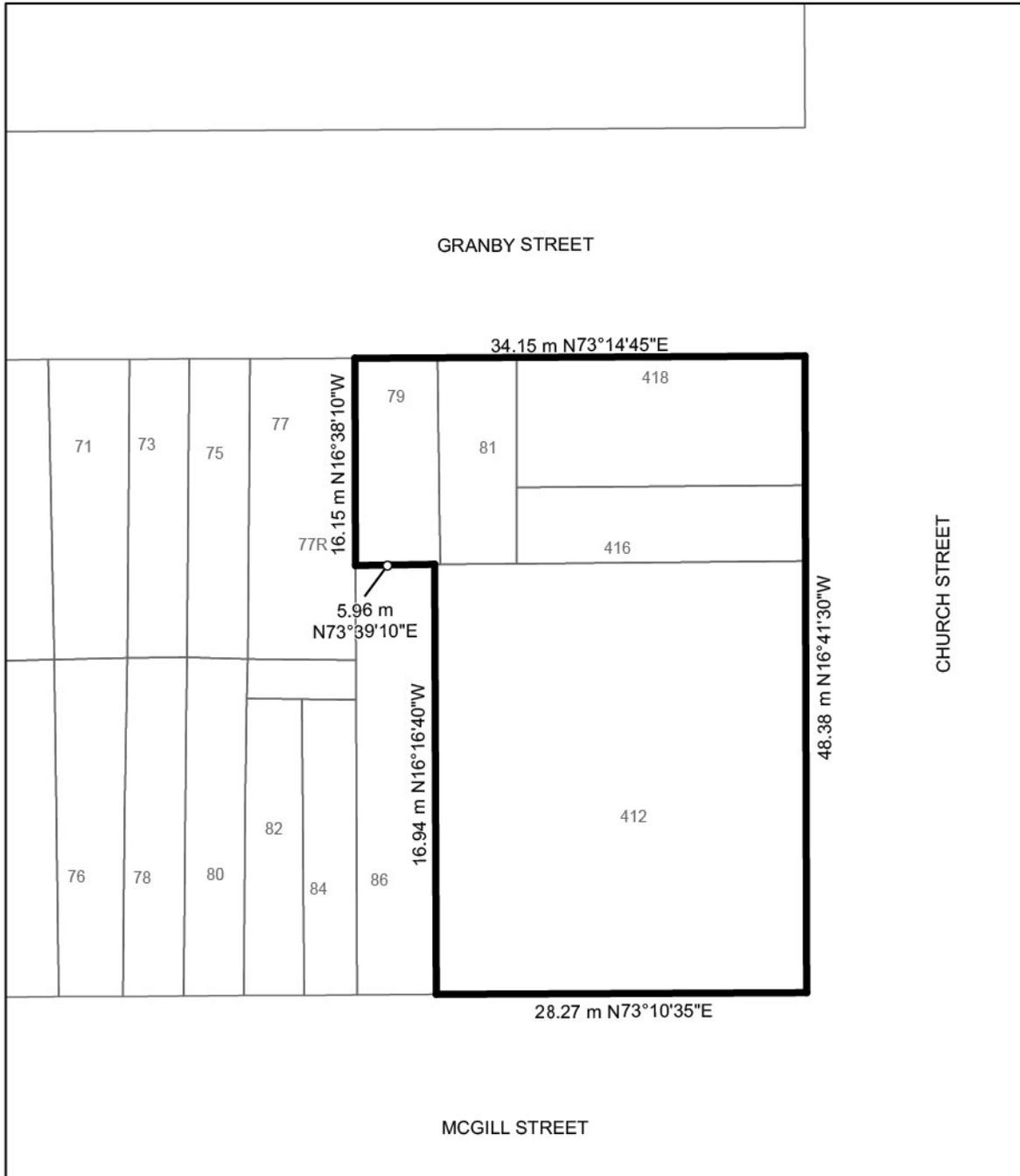
- is 1.84 metres;
- (ii) the minimum width of a **stacked bicycle parking space** is 0.40 metres;
 - (iii) the required minimum vertical clearance for each **stacked bicycle parking space** is 1.2 metres;
- (N) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) At least 2.4 square metres of indoor **amenity space** for each **dwelling unit**;
 - (ii) At least 1.6 square metres of outdoor **amenity space** for each **dwelling unit**;
 - (iii) at least 40.0 square metres of outdoor **amenity space** must be in a location adjoining or directly accessible to indoor **amenity space**; and
 - (iv) no more than 25% of the outdoor component may be a **green roof**;
- (O) For the purposes of this exception, Article 600.10.10, with respect to the Building Setback Overlay does not apply;
5. Prevailing By-laws and Prevailing Sections: (None Apply)
6. Despite any existing or future conveyance, severance, partition, or division of the **lot** shown on Diagram 1 of By-law #####-2024, the provisions of this by-law must apply to the whole of the **lot** as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

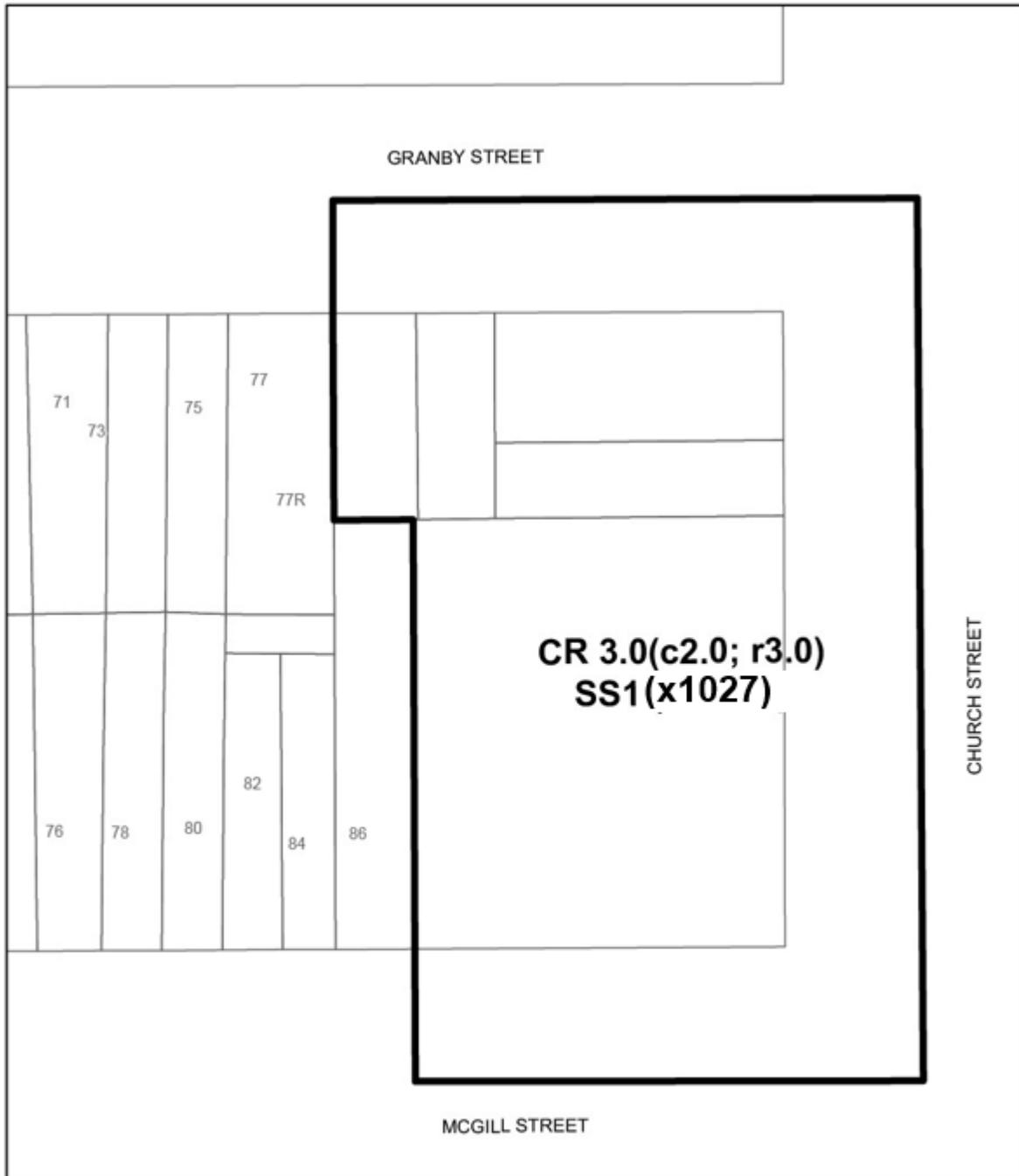
[full name],
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

**412-418 Church St &
79-81 Granby St**
File # 21 125701 STE 13 OZ



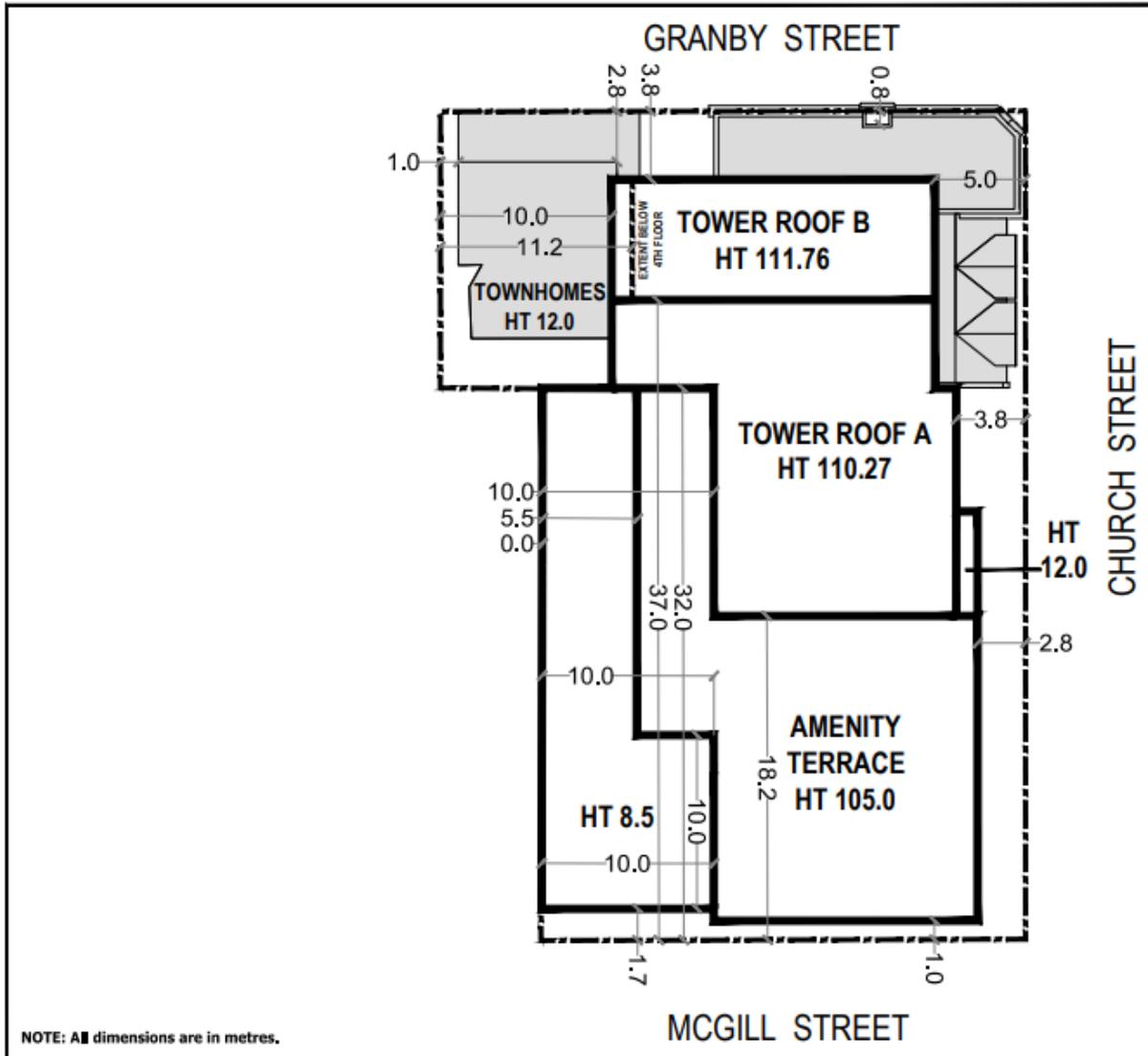


Diagram 3

**412-418 Church Street and
79 & 81 Granby Street, Toronto**

File #21 125701 STE 13 OZ

 Existing Building

Not to Scale