

Authority: Toronto and East York Community Council, Item TEY##, as adopted by City of Toronto Council on ~, 2024.

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 2024 as 952 King Street West

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

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 2.5 (c2.0; r 2.5) SS2 (x1267) to a zone label of CR 2.5 (c2.0; r 2.5) SS2 (x1054) 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. Article 900.11.10 Exception Number 1054 so that it reads:

(1054) Exception CR (1054)

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 952 King Street West 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 (Q) 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 87.45 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.1(1), residential use portions on Level 2 of the **building** are permitted to be on the same storey as non-residential use portions of the **building**;
- (D) 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];
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.0 metres;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) 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, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) **structures** and elements related to outdoor flooring and roofing assembly features to a maximum of 0.5 metres;
 - (iv) satellite dishes, antennae, railings, guard rails, parapets, elements of a **green roof**, terrace walls, patios, planters, platforms, balustrades, bollards, ladders, ancillary structures, safety anchors and architectural or ornamental features to a maximum of 2.0 metres;
 - (v) landscape features, exterior stairs, trellises, privacy and decorative screens, terrace dividers, ladders and fences to a maximum of 2.5 metres;
 - (vi) **building** maintenance units and window washing equipment may

- project above the height limits to a maximum of 3.0 metres; and
- (vii) **structures** on any roof used for outdoor **amenity space** or open air recreation and maintenance, safety, wind protection or noise mitigation features by a maximum of 3.0 metres;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 15,350 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 15,200 square metres;
 - (ii) the minimum **gross floor area** required for non-residential uses is 150 square metres;
- (H) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.0 square metres of outdoor **amenity space** for each **dwelling unit**; and,
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) 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];
- (J) Despite Clause 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, stair enclosures, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, roof overhangs, or chimney breast, by a

maximum of 2.0 metres;

- (vi) fences, guard rails, chimneys, venting, landscape and green roof elements, privacy screens by a maximum of 2.0 metres;
 - (vii) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (viii) eaves, by a maximum of 2.0 metres;
 - (ix) dormers, by a maximum of 1.5 metres; and
 - (x) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (K) Despite regulation 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) a minimum of two (2) “car-share” **parking spaces** are required to be provided in the building in addition to the minimum required residential and visitor parking;
- (L) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) be adjacent to a 1.5-metre wide accessible barrier free aisle or path;
- (M) 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 **storey** of the **building** or the shortest route from the required entrance to an elevator;
- (N) Despite Regulations 200.15.10(1) and (2), a minimum of 5 of the required parking spaces on the lot must be accessible parking spaces;
- (O) Despite Regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;

- (P) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) if the calculation of the required **dwelling units** in (i) or (ii) above results in number with a fraction of a **dwelling unit** being required, the number will be rounded up to the nearest whole number; and,
- (Q) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Car-share” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
 - (ii) A “car-share” **parking space** means a **parking space** exclusively reserved and actively used for “car-share” purposes, including by non-residents.
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.
6. Temporary Use(s):
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of temporary sales office for the purposes of marketing, rental, leasing and sale of **dwelling units** on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

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

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

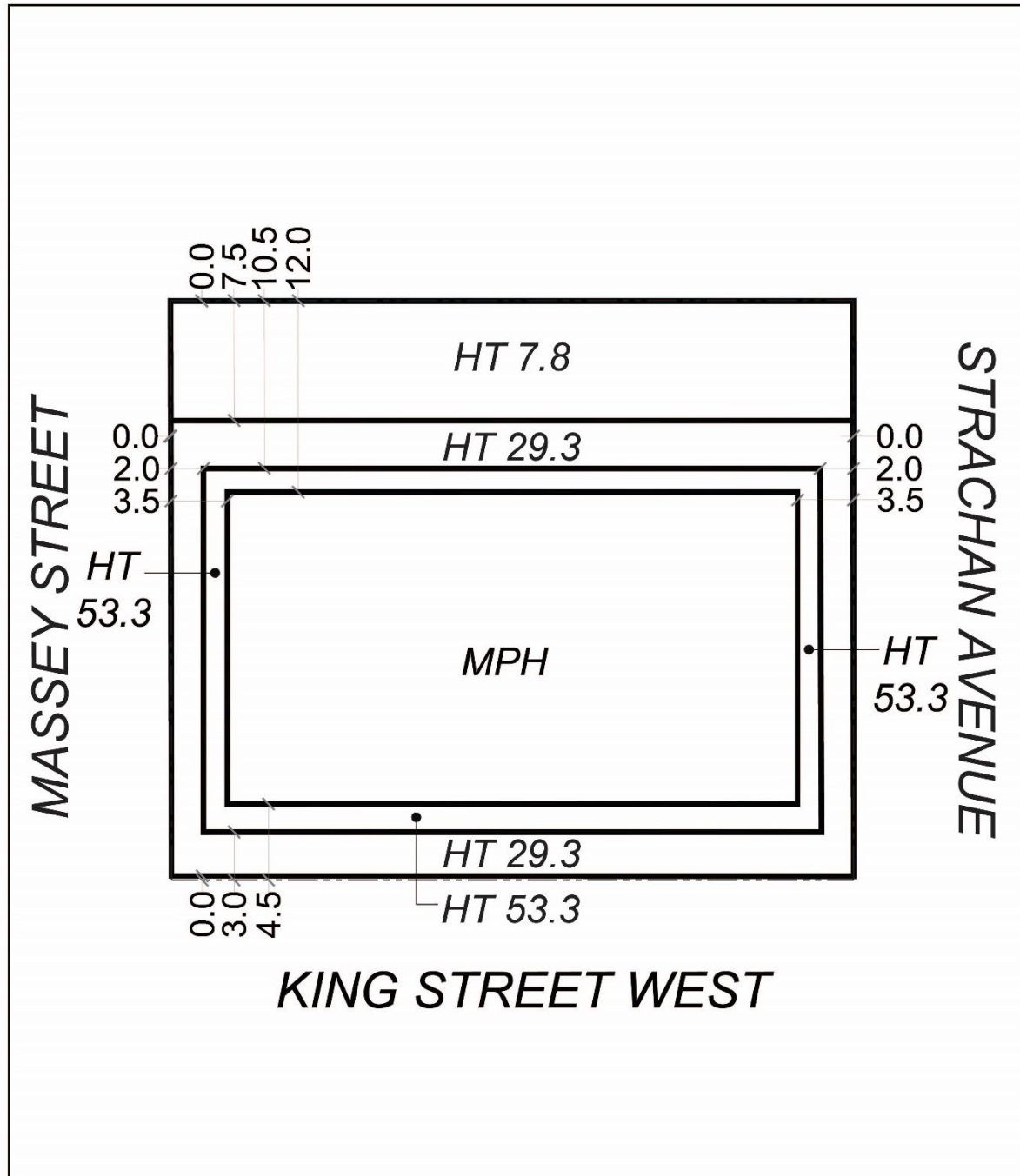


Toronto
Diagram 1

952 King Street West

File # 22 201229 STE 10 0Z





Toronto
Diagram 3

952 King Street West

File # 22 201229 STE 10 OZ