

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on [-]

## **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 3725 Bloor 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

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.5 (c3.5; r3.5) SS1 (x1110) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 2, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 60.0 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 66, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by amending the Parking Zone Overlay Map in Section 995.50, and applying the following parking

zone to these lands: A, as shown on Diagram 6 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1110 that it reads:

(1110) Exception CR 1110

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 3725 Bloor 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 (Z) below;
- (B) Despite Clause 5.10.30.20, the **lot line** abutting Bloor Street West is the **front lot line**;
- (C) The provision of dwelling units must comply with the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms; and
  - (iii) for the purpose of this exception, if the calculation of the number of required **dwelling units** in (i) and (ii) above result in a number with a fraction, the number is rounded down to the nearest whole number;
- (D) 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 127.67 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 7 of By-law [Clerks to insert By-law number];
- (F) Despite regulations 40.5.40.10(4) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 7 of By-law [Clerks to insert By-law number]:
  - (i) on the portions of the **building** below a height of 39.0 metres, equipment used for the functional operation of the **building** including, electrical, utility, mechanical and ventilation equipment,

- renewable energy** equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 2.0 metres;
- (ii) antennae, flagpoles, window washing equipment and satellite dishes, by a maximum of 3.0 metres;
  - (iii) on portions of the **building** below a height of 30.0 metres, unenclosed **structures** providing safety or wind protection to rooftop **amenity spaces** by a maximum of 3.0 metres;
  - (iv) architectural features, parapets and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres; and
  - (v) chimneys, pipes, vents, guard rails and divider screens on a balcony, by a maximum of 3.0 metres;
- (G) The required minimum floor space index of all land uses on the **lot** is 2.0;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 56,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 50,000 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 5,000 square metres;
- (I) Despite regulation 40.5.40.40(3), the following elements apply to reduce the **gross floor area** of a **building**:
- (i) all areas located below ground;
  - (ii) **loading spaces**;
  - (iii) **bicycle parking spaces** and the entirety of the room separated by demising walls containing those **bicycle parking spaces**;
  - (iv) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms that are not within a **dwelling unit**;
  - (v) shower and change facilities not within a **dwelling unit**;
  - (vi) indoor **amenity space**;
  - (vii) elevator shafts;

- (viii) garbage shafts;
  - (ix) mechanical penthouse;
  - (x) exit stairwells; and
  - (xi) areas open to below or voids in the floor;
- (J) For all portions of the **building** or **structure** above a height of 40.0 metres, the permitted maximum tower floor plates, as measured from the exterior of the **main wall** of each **storey** and inclusive of the total built area of the floor, excluding inset balconies and any encroachments permitted in (M) below, are as follows:
- (i) 825.0 square metres, for portions of the **building** or **structure** with a height between 40.0 metres and 70.0 metres; and
  - (ii) 750.0 square metres, for portions of the **building** or **structure** with a height above 70.0 metres;
- (K) Despite regulations 40.10.40.50(1) and (2), **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 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
  - (iii) at least 40.0 square metres of outdoor **amenity space** is required to be in a location adjoining or directly accessible to the indoor **amenity space**; and
  - (iv) no portion of the **green roof** is considered outdoor **amenity space**;
- (L) Despite regulations 40.10.40.70(1), (4) and 40.10.40.80(1), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 7 of By-law [Clerks to insert By-law number];
- (M) Despite Clauses 40.10.40.60 and 40.5.40.60 and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 7 of By-law [Clerks to insert By-law Number] as follows:
- (i) architectural features and parapets, cornices, piers, eaves, pre-cast elements, roof overhangs, mouldings, sills, scuppers, rain water leaders, lighting fixtures and bay windows to a maximum of 0.9

metres;

- (ii) a platform or balcony above the fourth **storey** of the **building** to a maximum of 1.5 metres; and
  - (iii) decks, porches, canopies and awnings, stoops, trellises, privacy screens, awnings and/ or other similar shade devices and their associated structural elements, utility meters and their associated enclosures, railings, vents and wind mitigation structures to a maximum of 4.0 metres;
- (N) Despite regulation 40.10.50.10(1), a minimum of 720 square metres of **landscaping** must be provided in the general location shown as “Publicly Accessible Space” on Diagram 7 attached to By-law [Clerks to insert By-law Number] and must comply with the following:
  - (i) the provided **landscaping** forms a continuous connection between the two “Gateway to Open Space” areas identified on Diagram 7 of By-law [Clerks to insert By-law Number]; and
  - (ii) a minimum of 25 percent of the provided **landscaping** must be **soft landscaping**;
- (O) Two pedestrian accesses to the general location shown as “Publicly Accessible Space”, identified as “Gateway to Open Space”, must meet the minimum widths as shown on Diagram 7 attached to By-law [Clerks to insert By-law number], and must comply with the following:
  - (i) The eastern “Gateway to Open Space” must have a minimum vertical clearance of 5.5 metres; and
  - (ii) The southern “Gateway to Open Space” must not have any vertical obstructions by a **building** or **structure**;
- (P) Despite regulation 40.10.80.10(1) and regulations 40.10.80.20(1) and (2), **parking spaces** are not permitted to be located above ground;
- (Q) Despite regulation 40.10.90.10(1), a **loading space** must be located inside a **building**;
- (R) Despite Clauses 40.10.90.40 and 40.10.100.10, all **vehicle** access and access to **loading spaces** may be provided from the property known municipally in the year 2024 as 3741-3751 Bloor Street West;
- (S) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total provided **parking spaces** are not required to increase the required minimum width by 0.3 metres for each side of the **parking space** that is

obstructed according to regulation 200.5.1.10(2)(D)(i);

- (T) 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; and
  - (iii) vertical clearance of 2.1 metres;
- (U) Despite regulation 200.15.1(4), accessible **parking spaces** must be the **parking spaces** located closest to:
  - (i) a barrier free pedestrian entrance to a **building**; or
  - (ii) a passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite Clause 200.15.10.5 and Table 200.15.10.5, the minimum accessible **parking spaces** must comply with the requirements of regulations 970.10.15.5(13), (14), (15), (16), (17), and (18) and Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces;
- (W) Despite Clause 220.5.10.1, the required minimum **loading spaces** are 1 Type “B” **loading space**, 2 Type “C” **loading spaces**, and 1 Type “G” **loading space**;
- (X) Despite regulations 40.5.40.40(1)(D), 40.5.40.40(3)(D), 40.5.40.40(5)(D), 230.5.1.10(4)(D) and (E), 230.5.1.10(7), 230.5.1.10(12), 230.5.1.10(13), (14), (15), and (16), 230.5.10.1(5)(A), 230.5.10.1(6)(D), 230.5.10.1(7), 230.5.10.20(1), 230.5.10.1(1) and Table 230.5.10.1(1) **bicycle parking spaces** must comply with the provisions of Clauses 970.30.15.5, 970.30.15.10, 970.30.15.15, 970.30.15.30, 970.30.15.40, 970.30.15.50, and 970.30.15.60.
- (Y) Despite regulations 230.5.1.10(4) a **bicycle parking space** must comply with the following:
  - (i) the minimum dimension of a **bicycle parking space** is:
    - (a) minimum length of 1.8 metres;
    - (b) minimum width of 0.6 metres; and
    - (c) minimum vertical clearance from the ground of 1.9 metres;

- (ii) the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
  - (a) minimum vertical clearance of 1.9 metres;
  - (b) minimum width of 0.6 metres; and
  - (c) minimum horizontal clearance from the wall of 1.2 metres; and
- (iii) **stacked bicycle parking spaces** must be in accordance with the following:
  - (a) a **stacked bicycle parking space** may overlap an adjacent **stacked parking space** on one or both sides on the same tier to a maximum of 0.18 metres per side;
  - (b) minimum length of 1.84 metres;
  - (c) minimum vertical clearance from the ground of 1.4 metres for the lower tier and 1.2 metres for the upper tier of a **stacked bicycle parking space** in a mechanical device; and
  - (d) if a **stacked bicycle parking space** is provided in a mechanical device, where any portion of a bicycle is situated above or below any portion of an adjacent bicycle, the minimum width of each such **stacked bicycle parking space** is 0.43 metres;
- (Z) Despite regulation 230.5.1.10(10), both “short-term” and “long-term” **bicycle parking spaces** may be located in a **stacked bicycle parking space**;

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

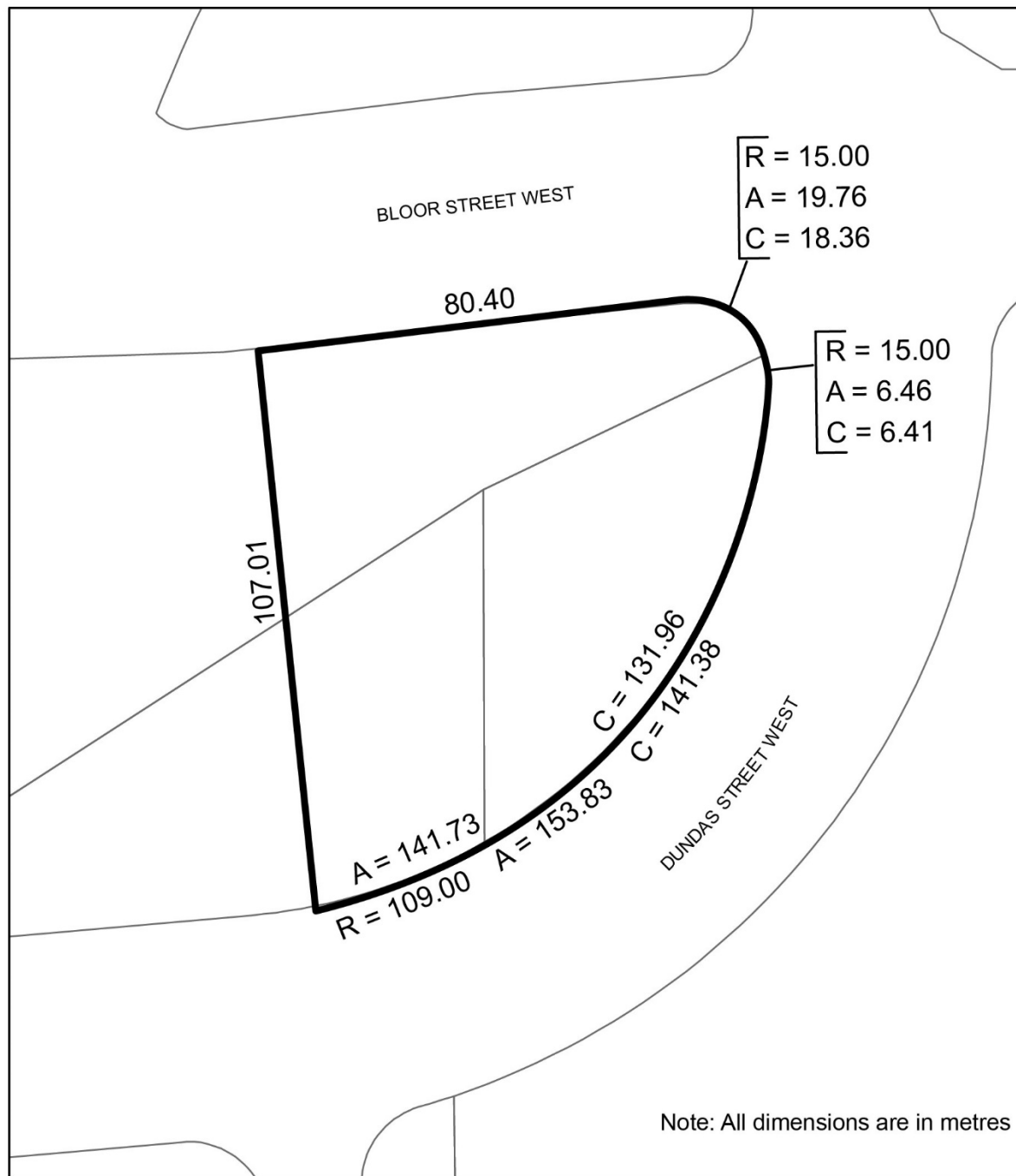
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

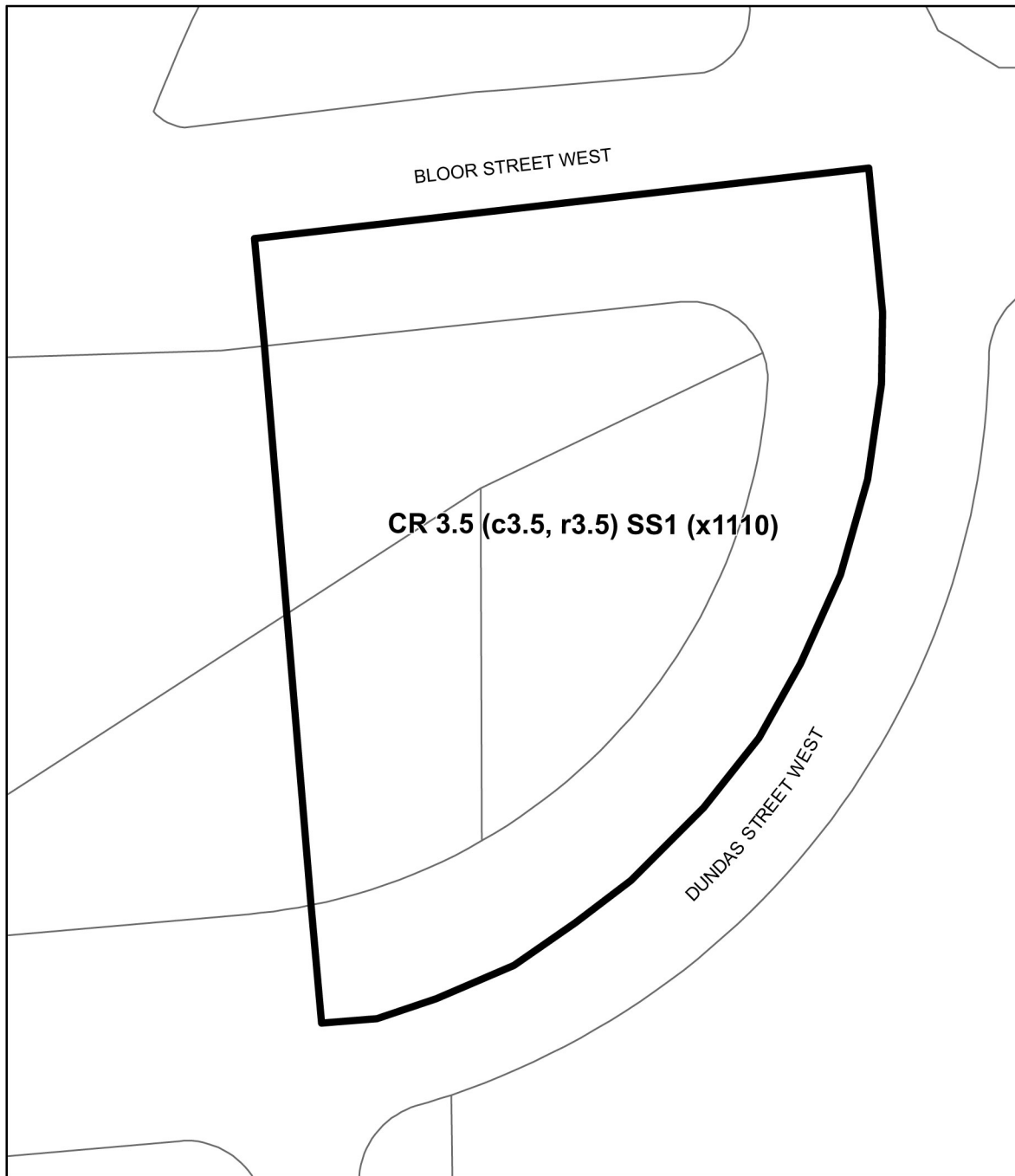


**Toronto**  
Diagram 1

**3725 Bloor Street West**

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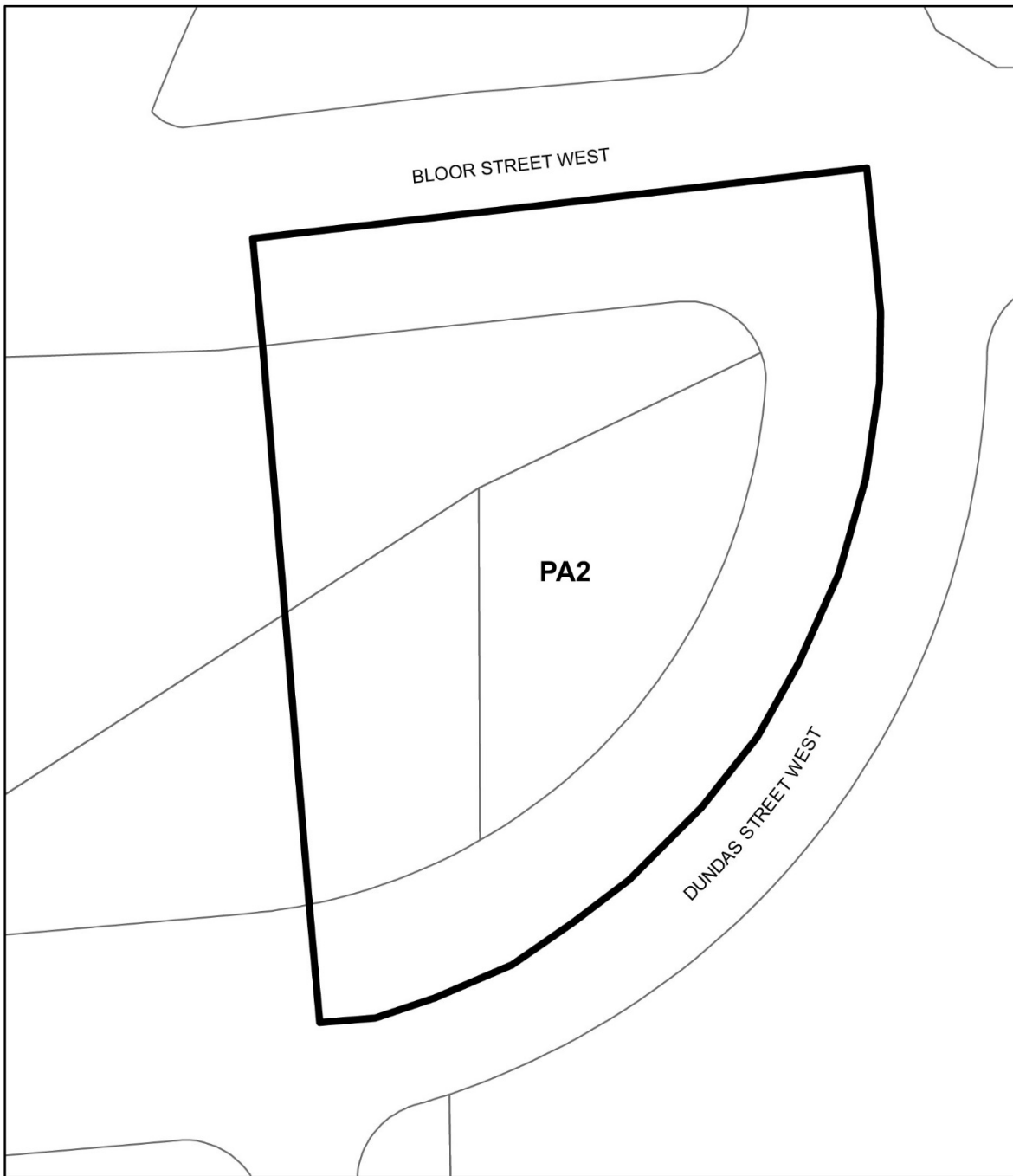




 **Toronto**  
Diagram 2

3725 Bloor Street West

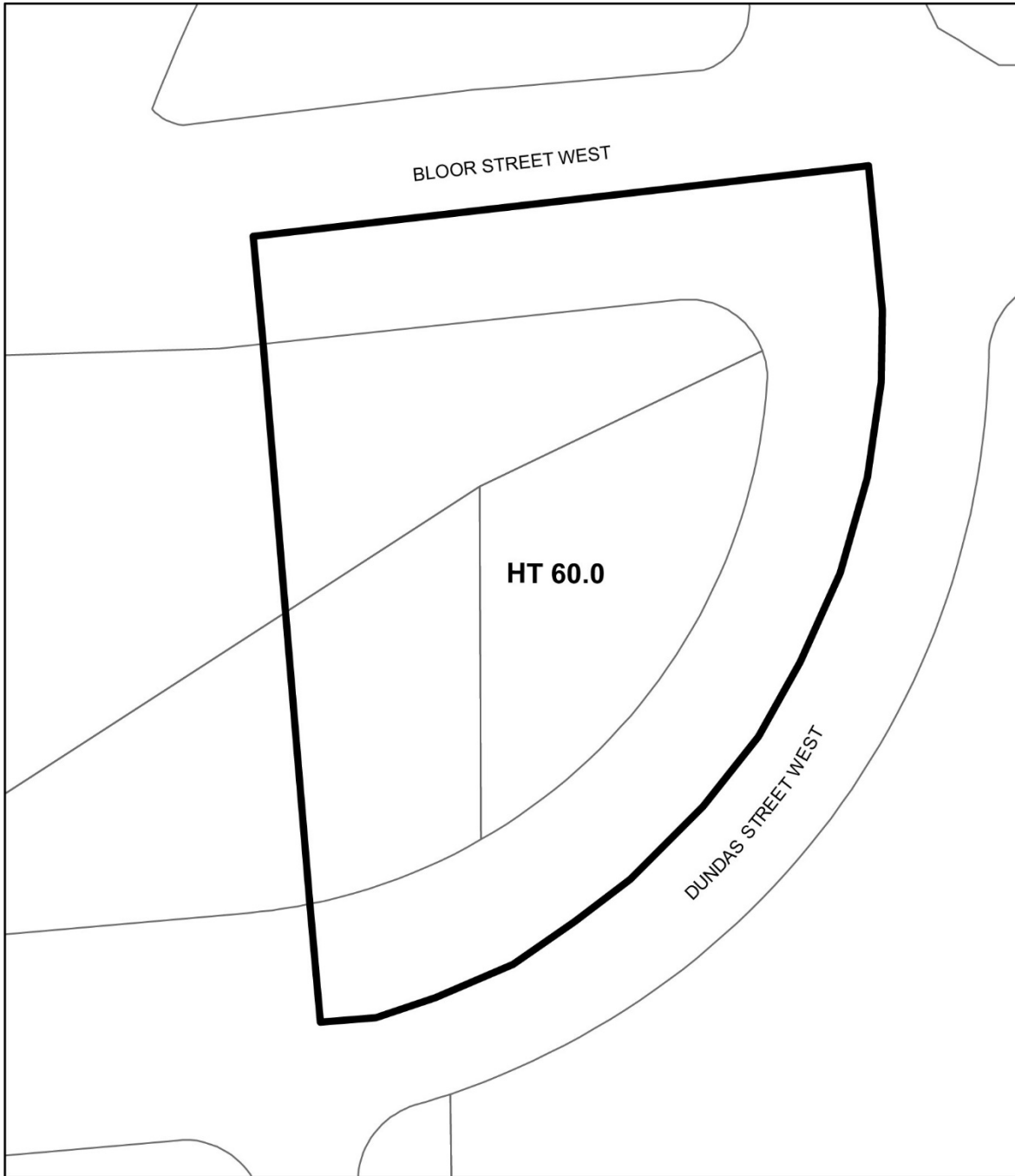
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 **TORONTO**  
Diagram 3

**3725 Bloor Street West**

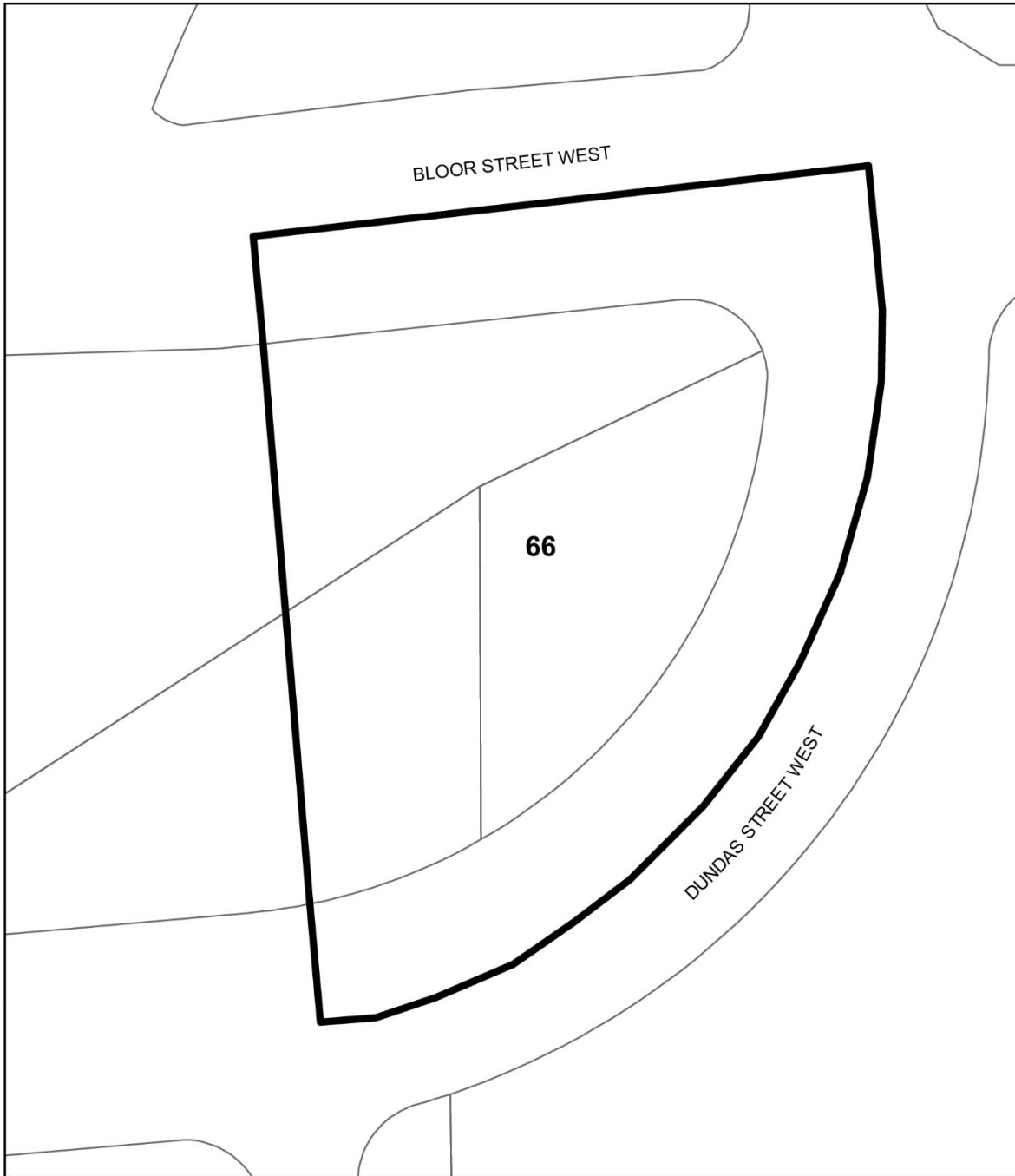
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 **TORONTO**  
Diagram 4

**3725 Bloor Street West**

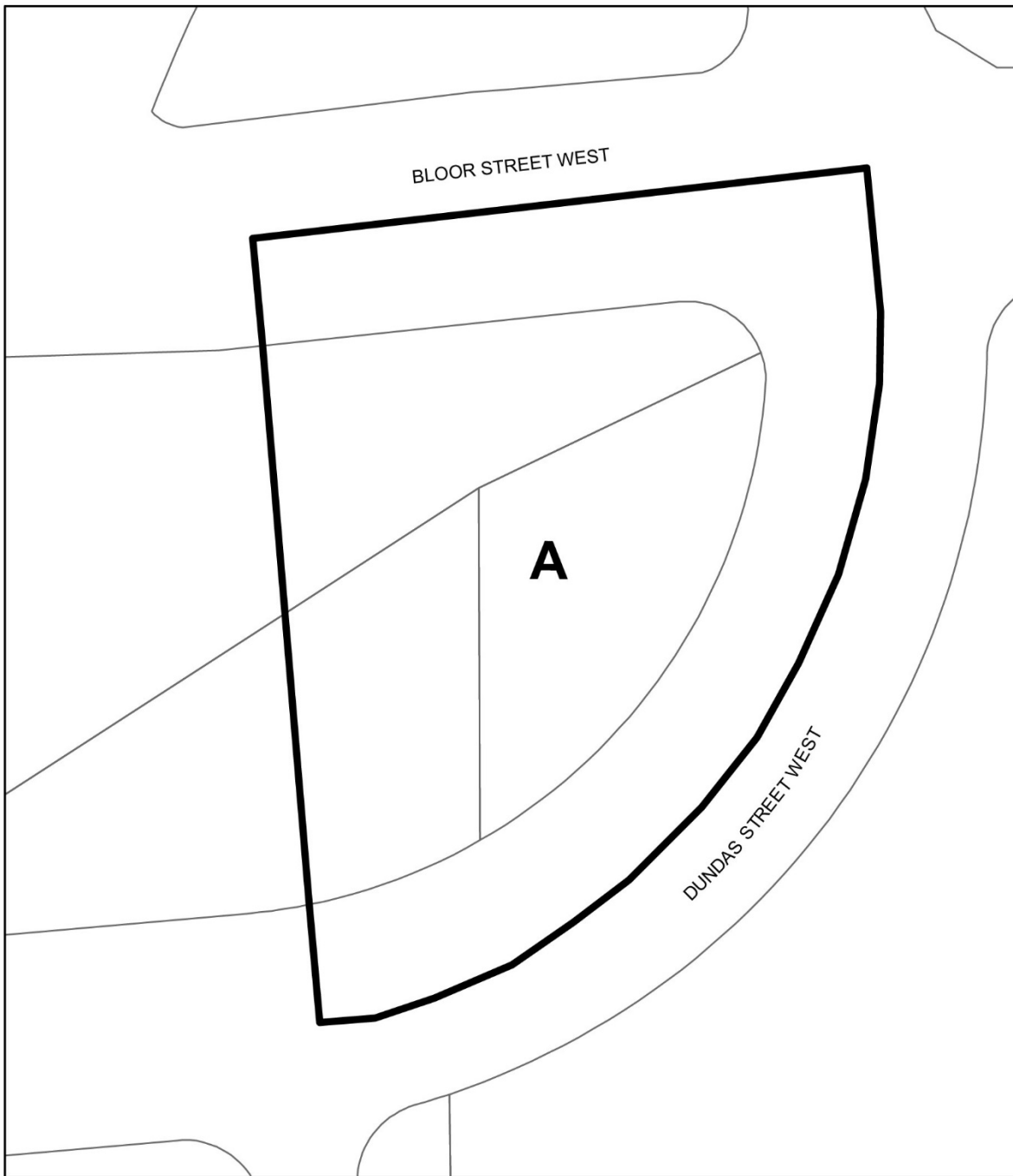
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 **TORONTO**  
Diagram 5

**3725 Bloor Street West**

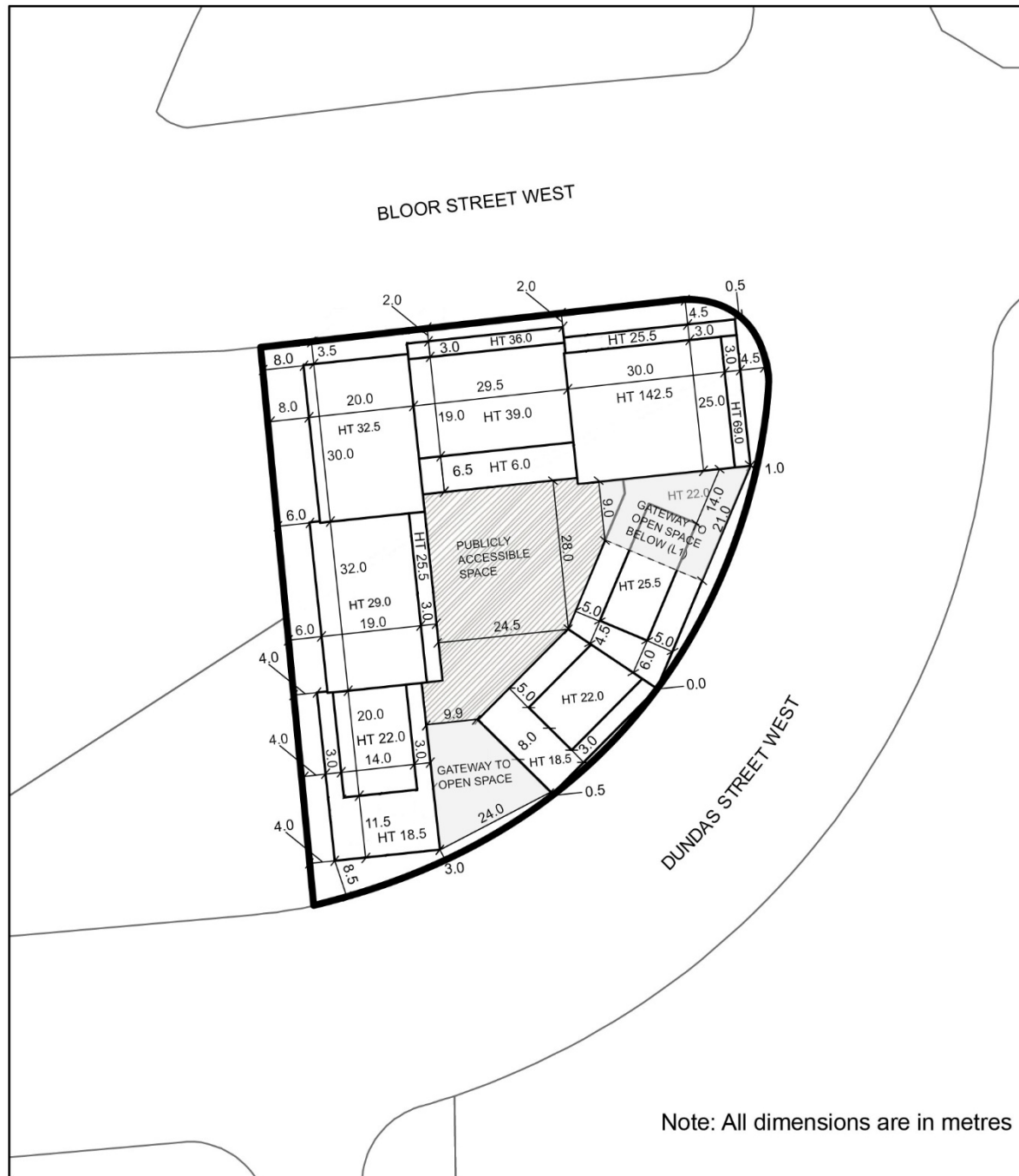
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 **TORONTO**  
Diagram 6

**3725 Bloor Street West**

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**Toronto**  
Diagram 7

**3725 Bloor Street West**

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