

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 2024 as 55 Belmont 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; 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 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 R (d2.0)(x686) to a zone label of R (d2.50)(x686) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number [-] so that it reads:

([assigned exception number]) Exception R ([assigned exception number])

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 55 Belmont 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 (K) below;

- (B) The lands must comply with Exception 900.2.10(7);
- (C) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 117.58 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite regulations 10.5.40.10(2), 10.5.40.10(3), 10.10.40.10(8), 10.10.40.10(9) and (d) 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) parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, roof drainage, columns, pillars, chimneys, vents, pipes, light standards and fixtures, architectural features, elements of a **green roof**, planters, seating areas, retaining walls, screens and unenclosed structures providing safety or wind protection to rooftop **amenity space** by a maximum of 3.0 metres; and,
 - (ii) equipment and associated enclosure structures used for the functional operation of a **building**, including electrical, utility and ventilation equipment, cooling equipment, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine room, maintenance equipment storage, solar panels and related equipment, antennae and satellite dishes, building maintenance units, window washing equipment by a maximum of 5.0 metres;
- (F) Despite regulation 10.5.40.10(4), equipment and associated enclosure **structures** used for the functional operation of a **building**, as described in 10.5.40.10(3), may cover no more than 45% of the area of the roof, measured horizontally;
- (G) Despite regulation 10.10.40.70(1), and clauses 10.5.40.70 and 10.5.40.71, the required minimum **building setbacks** and separation distances to Area A are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite 10.5.40.60(1), (2), (3), (5), (6), (7), and (8), and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances, as shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:

- (i) porches, balconies, wheelchair ramps to a maximum extent of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.5 metres;
 - (iii) architectural features, such as pilasters, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 0.5 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; and,
 - (vi) awnings, canopies, screens, structural columns, and site servicing features, by a maximum of 3.5 metres;
- (I) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 36,100 square metres, provided:
- i. the permitted maximum **gross floor area** in Area A as shown on Diagram 4 is 18,000 square metres;
 - ii. the permitted maximum gross floor area in Area B as shown on Diagram 4 is approximately 18,100 square metres;
- (J) Despite regulations 10.5.80.10(3), a parking space may be located in the front yard or side yard abutting a street on this **lot**;
- (K) Despite regulation 10.10.80.40(2), Parking Access to a Corner Lot or a Lot Abutting a Lane does not apply.

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

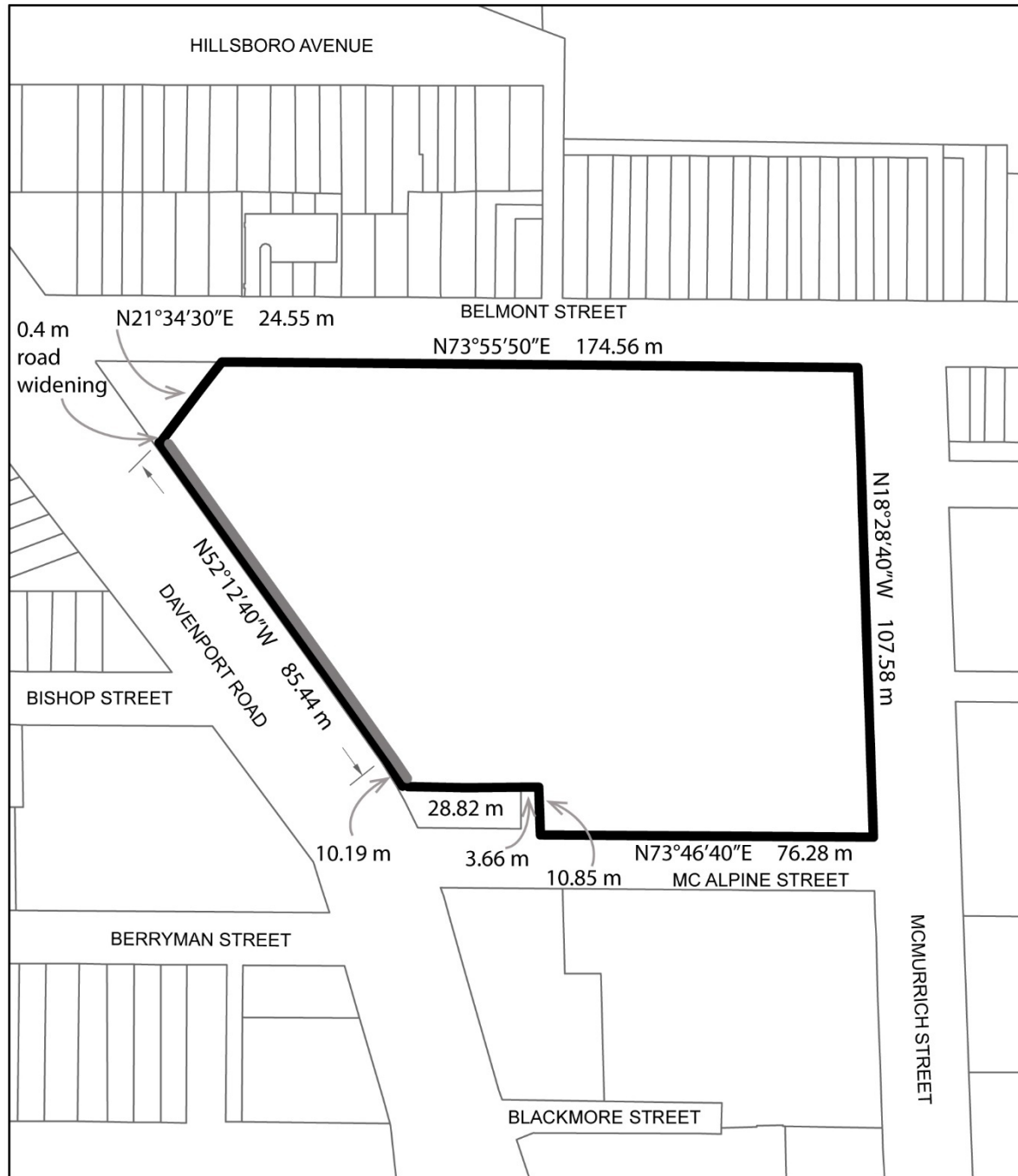
5. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a Construction Office on the lands identified on Diagram 1 of this By-law where a Construction Office means buildings, structures, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity 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 [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



Toronto
Diagram 1

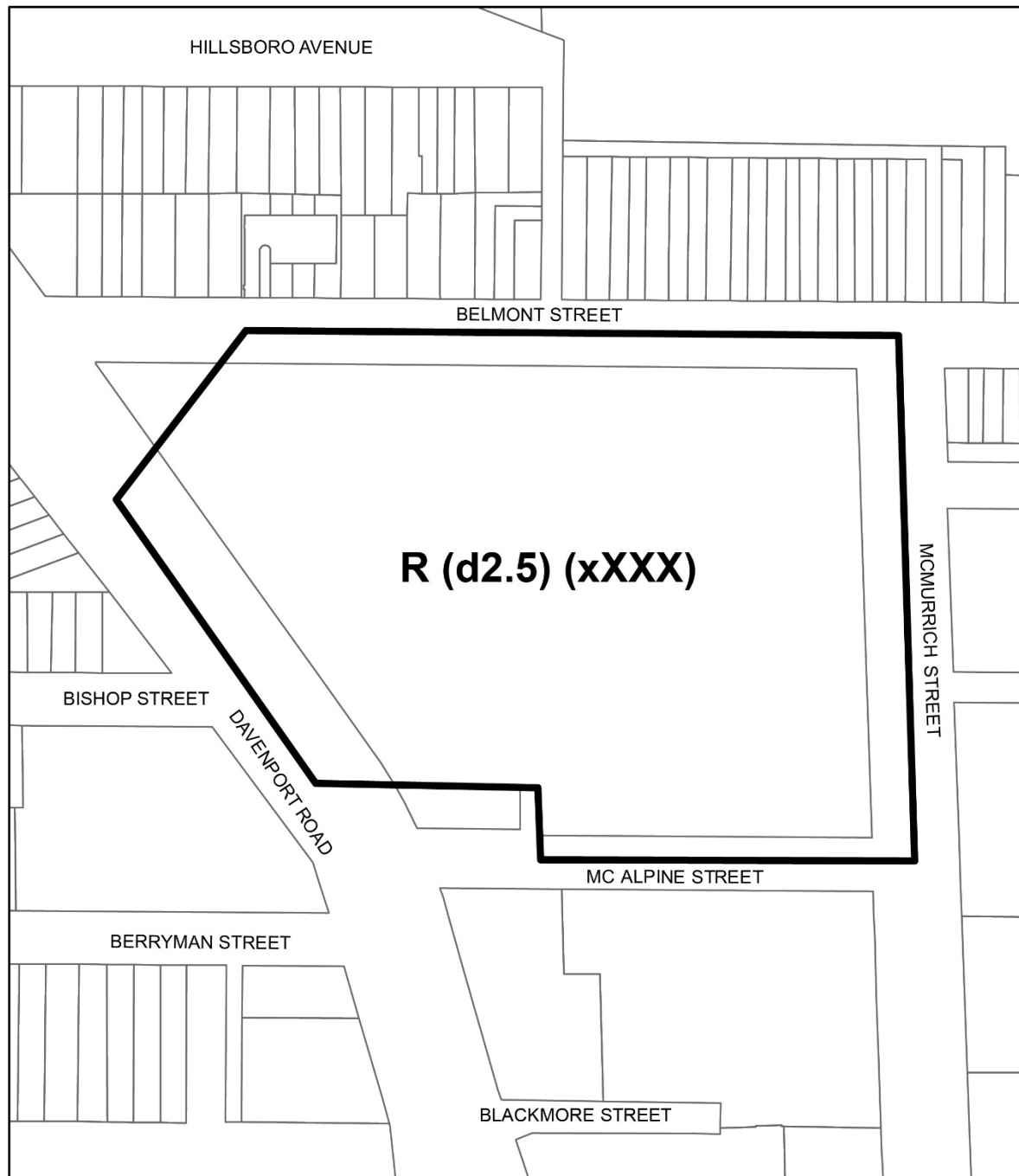
55 Belmont Street

File # 24 208560 STE 11 OZ

 Road Widening

City of Toronto By-law 569-2013
Not to Scale
12/19/2024



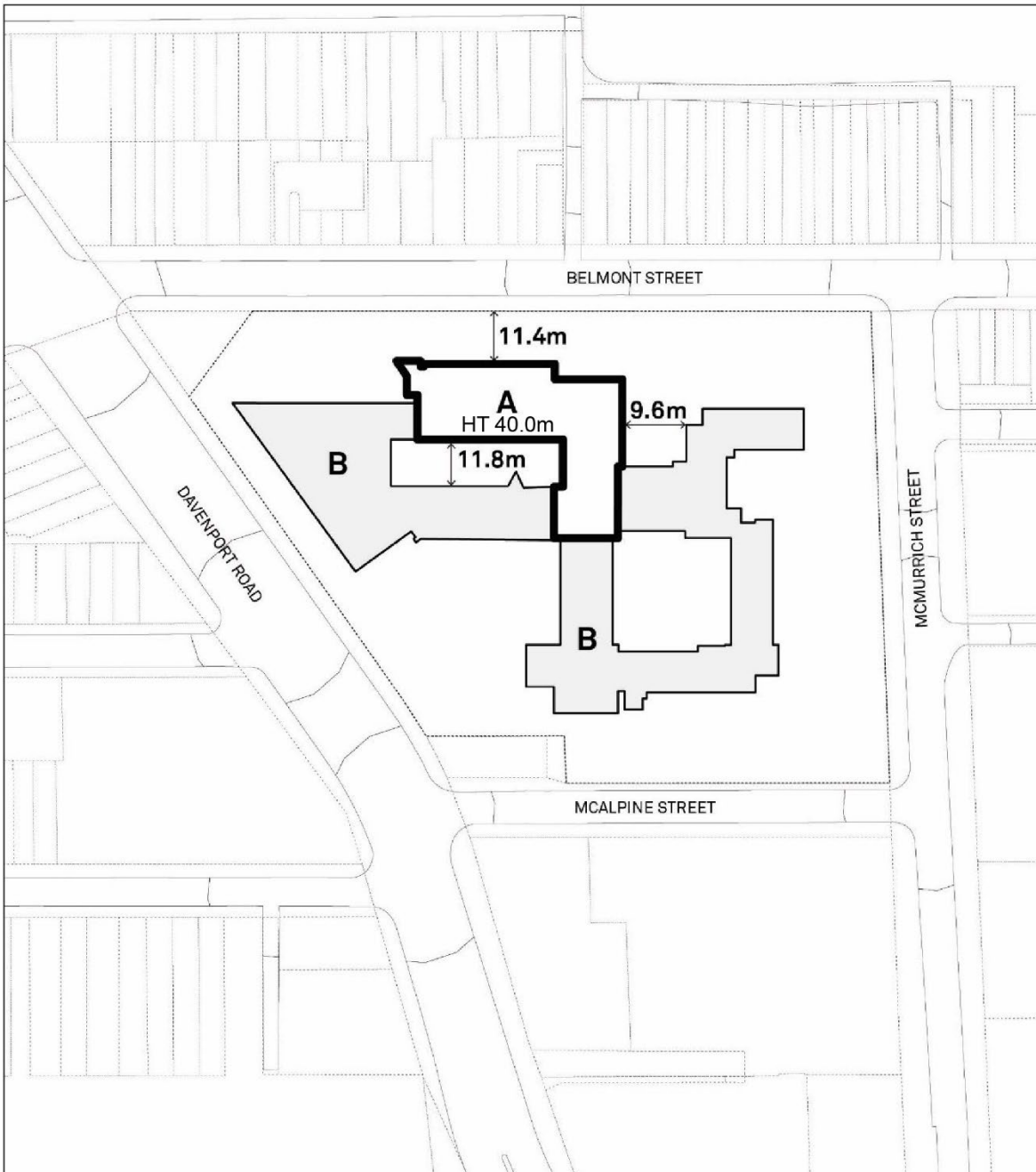


 **Toronto**
Diagram 2

55 Belmont Street

File # 24 208560 STE 11 OZ

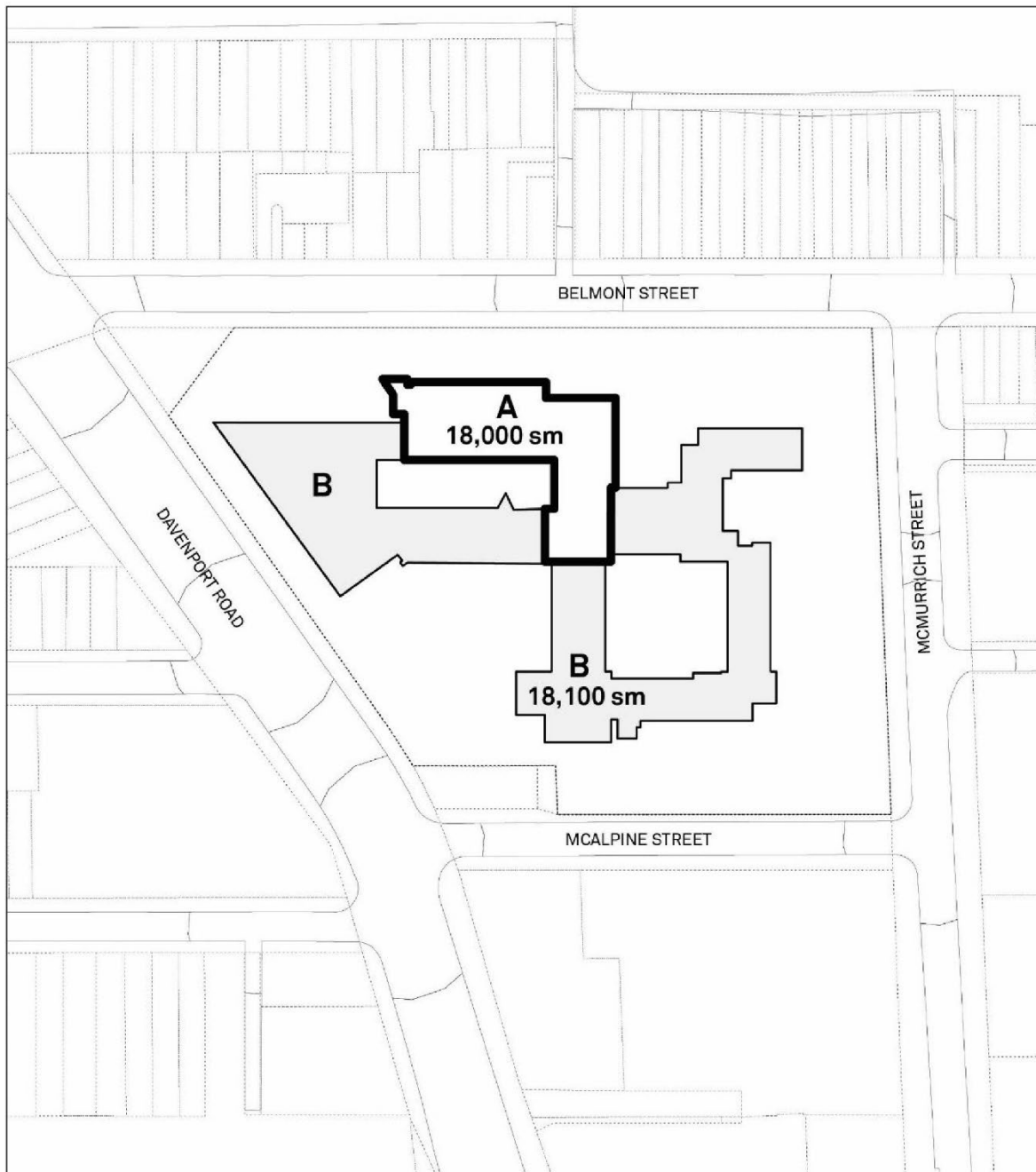




Toronto
Diagram 3

55 Belmont Street

File # 24 208560 STE 11 OZ



 **TORONTO**
Diagram 4

55 Belmont Street

File # 24 208560 STE 11 0Z


City of Toronto By-law 569-2013
Not to Scale
01/10/2025