

Attachment 5 – Draft Zoning By-law Amendment

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 30, 40, 43, 44 and 45 Price 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)(x451), RD (f13.5; d0.6)(x1399), and RD (f13.5; d0.6)(x1436) to a zone label of R (d2.0) (x217) and RD (f13.5; d0.6) (x 1330) 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 217 and Article 900.3.10 Exception Number 1330 so that it reads:

Exception R (217) and Exception RD (1330)

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) None of the provisions of this By-law shall apply to prevent the retention of

the existing buildings on the lands municipally known as 43, 44 and 45 Price Street as of the date of By-law [Clerks to insert By-law number] and outlined on Diagram 1, for a period of three (3) years following the issuance of the first above-grade building permit for Buildings A or B;

(i) During this period, the existing buildings may continue to be temporarily used for any purpose lawfully existing on the lands as of the date of the passing of this By-law, including that of a Private Racquet Club, or for any use permitted under Article 10.10.20.10(1) of the Residential Zone category and Article 10.20.20.10(1) of the Residential Detached Zone category;

(ii) After the three-year period, the temporary retention of the existing buildings shall no longer be permitted, and all applicable zoning provisions shall apply; and

(iii) This provision shall expire three (3) years following the passing of By-law [Clerks to insert By-law number].

- (B) On lands municipally known as 30, 40, 43, 44 and 45 Price 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 (BB) below;
- (C) Despite regulations 10.5.40.10(1) to (5), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 122.59 metres and the elevation of the highest point of the **building** or **structure**;
- (D) 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) “Building A” means a **non-residential building**, labelled with the words “Building A” as shown on Diagram 3, including **ancillary structures** and portions below ground;
 - (ii) “Building B” means an **ancillary building** that is **ancillary** to Building A and/or Building C, labelled with the words “Building B” as shown on Diagram 3;
 - (iii) “Building C” means the existing **non-residential building**, municipally known as 30 and 40 Price Street, labelled with the words “Building C” as shown on Diagram 3, including portions

below ground, and an underground **parking garage** and enclosed garage ramp, located on the **lot** as of the passing of this by-law;

- (E) In addition to the permitted uses and permitted uses with conditions, listed in Articles 10.10.20.10(1) and 10.20.20.10(1), the following additional use is permitted:
 - (i) Private racquet **club**;
- (F) Clauses 10.10.30.10 and 10.20.30.10, with respect to minimum **lot area**, do not apply;
- (G) Despite regulation 10.5.60.1(4), an above-ground part of Building B may be erected prior to the erection of the **main walls** and completion of the roof of Building A;
- (H) Despite regulations 10.5.80.40(3) and 10.10.80.40(2), **vehicle** access to a **parking space** on a **lot** must be from Price Street;
- (I) Despite regulation 10.5.100.1(6), a **lot** may have a **driveway** with two points of **vehicle** access to the same **street**;
- (J) For the purpose of this Exception, **lot coverage** does not apply;
- (K) Despite regulations 10.5.60.40(2), 10.10.40.10(1) and 10.20.40.10(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];
- (L) Despite regulations 10.10.40.10(3) and 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (i) for the purpose of this exception, a mechanical penthouse does not constitute a storey;
- (M) Regulation 10.10.40.10(2), with respect to maximum height of specified pairs of **main walls**, does not apply;
- (N) Despite regulations 10.5.40.10(2) to (4) and 10.10.40.10(8) to (10) and (J) 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) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 3.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (v) antennae, flagpoles, and satellite dishes, by a maximum of 2.0 metres; and
 - (vi) parapets by a maximum of 0.9 metres; and
 - (vii) skylight curbs by a maximum of 1.2 metres;
- (O) Despite regulation 10.5.40.40(3), in the Residential Zone category, the **gross floor area** of a **non-residential building** is reduced by the area in the **building** used for:
- (i) required parking, loading and bicycle parking below-ground;
 - (ii) required **loading spaces** at the ground level and required **bicycle parking spaces** at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
 - (iv) storage lockers in the **basement** and at or above-ground;
 - (v) shower and change facilities and **bicycle maintenance facilities** required by this By-law for required **bicycle parking spaces**;
 - (vi) elevator shafts;

- (vii) mechanical penthouse;
 - (viii) exit stairwells in the **building**; and,
 - (ix) areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- (P) Despite regulations 10.5.60.50(2) and (3), 10.10.40.40(1) and 10.20.40.40(1), the permitted maximum **gross floor area** of **buildings** on the **lot** is as follows:
- (i) The permitted maximum **gross floor area** of Building A is 6,500 square metres;
 - (ii) The permitted maximum **gross floor area** of Building B is 120 square metres;
 - (iii) The permitted maximum **gross floor area** of Building C is 2,400 square metres;
- (Q) Despite regulations 10.5.40.70(1) and (2), and Clauses 10.5.60.20, 10.10.40.70, and 10.20.40.70, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** and **structures** above ground for Buildings A, B and C, are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (R) In accordance with Clause 5.10.30.20, the **lot** line along the north side of Price Street is the **front lot line**;
- (S) Despite Clauses 10.5.40.50, 10.5.40.60 10.5.60.60(1) and (Q) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) parapets by a maximum of 0.6 metres;
 - (ii) planter boxes by a maximum of 0.5 metres;
 - (iii) masonry projection details by a maximum of 0.5 metres;
 - (iv) parapet caps by a maximum of 0.5 metres;

- (T) Clause 10.5.50.10, with respect to **landscaping** and **soft landscaping**, does not apply;
- (U) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required;
- (V) Despite regulations 200.15.10.5, 200.15.10.10 and (U) above, a minimum of 7 accessible **parking spaces** must be provided on the **lot**;
- (W) Despite Regulation 200.5.1(3), any **driveway, drive aisle, parking spaces** and ramps located on the **lot**, existing as of the date of the passing of By-law [Clerks to insert By-law number], are deemed to comply with the requirements of By-law 569-2013, as amended;
- (X) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 0.4 metres and no more than 6.0 metres from the **lot line** abutting the **street**;
- (Y) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the total number of **parking spaces** provided must have a minimum required **parking space** width of 2.6 metres with or without a fixed object or obstruction within 0.3 metres of one or both sides of the **parking space**, measured at right angles;
- (Z) Despite Regulation 200.5.1.10(2)(E), equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
 - (i) being within 0.5 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or
 - (ii) being at least 5.1 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (AA) Despite regulations 200.5.1.10(2), (3), (14) and 200.5.200.5(2), any **vehicle** access to a **building**, a **parking space** and an accessible **parking space** on the **lot**, existing as of the date of the passing of By-law [Clerks to insert By-law number], that has dimensions that are lesser than the minimum required or greater than the maximum permitted, and which may not be equipped with an energized outlet, is deemed to comply with the requirements of By-law 569-2013;

- (BB) For the purposes of this Exception, no **loading spaces** are required;
- (CC) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), no **bicycle parking spaces** are required.

Prevailing By-laws and Prevailing Sections: None Apply

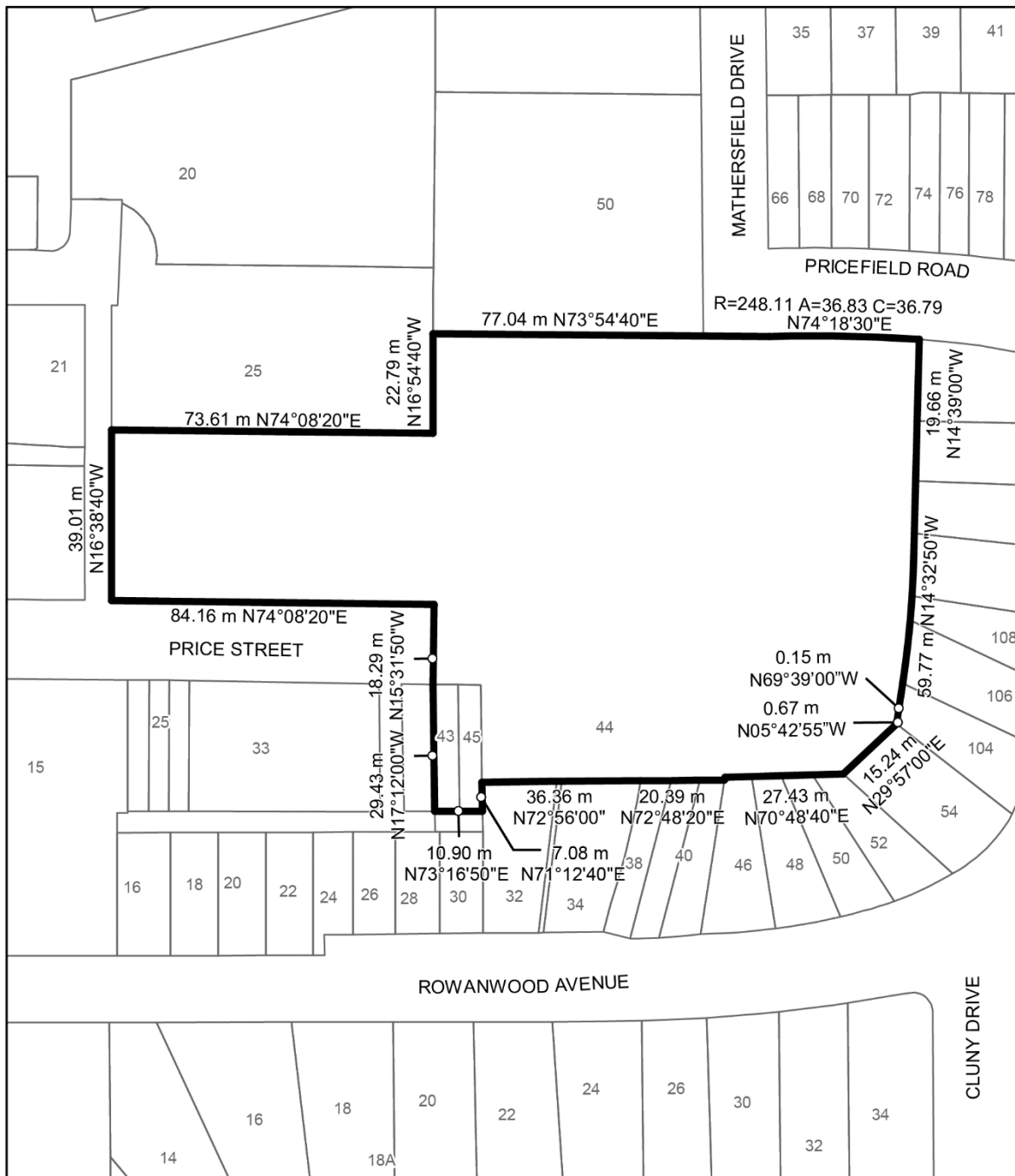
6. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

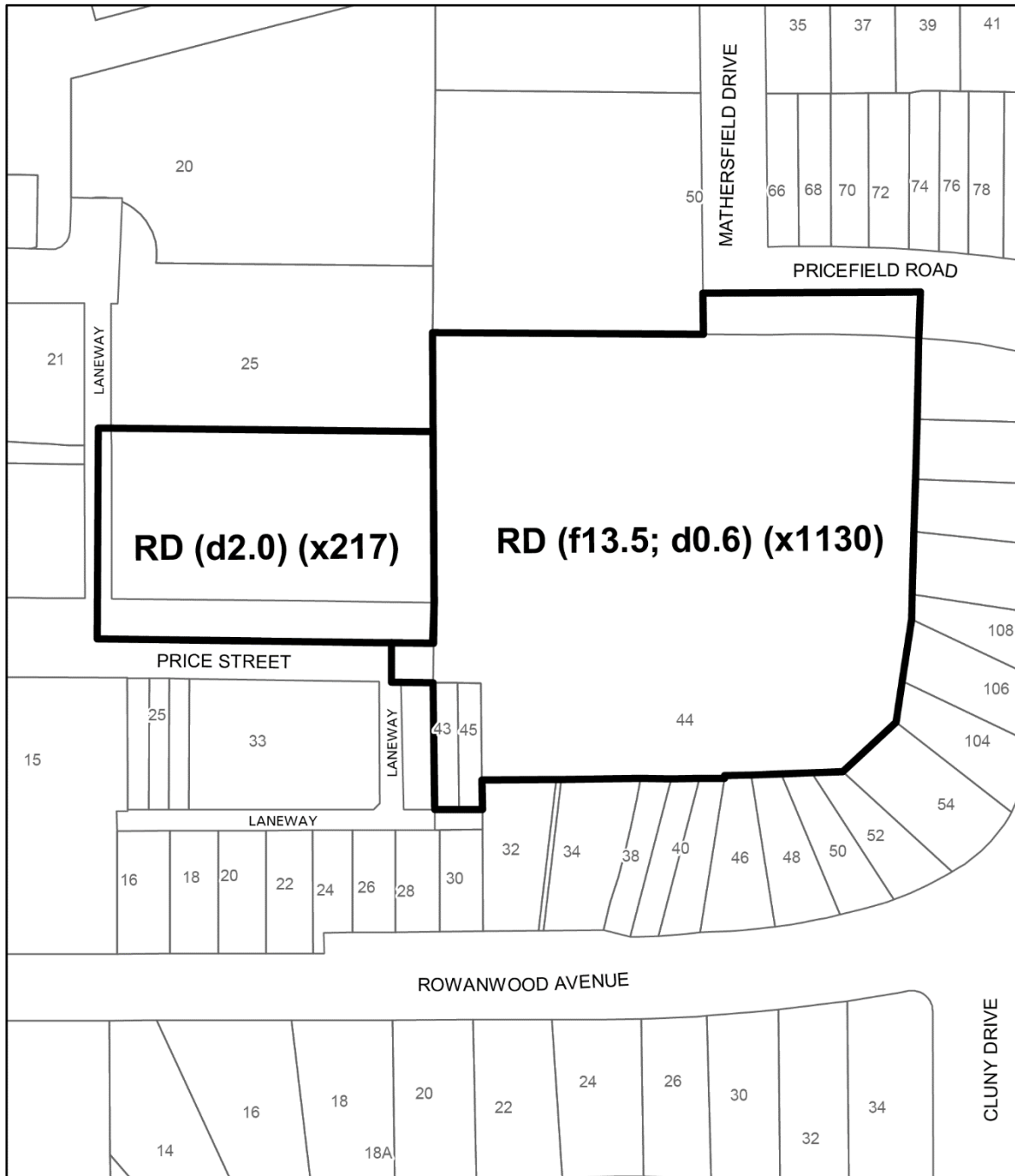
[full name],
City Clerk

(Seal of the City)



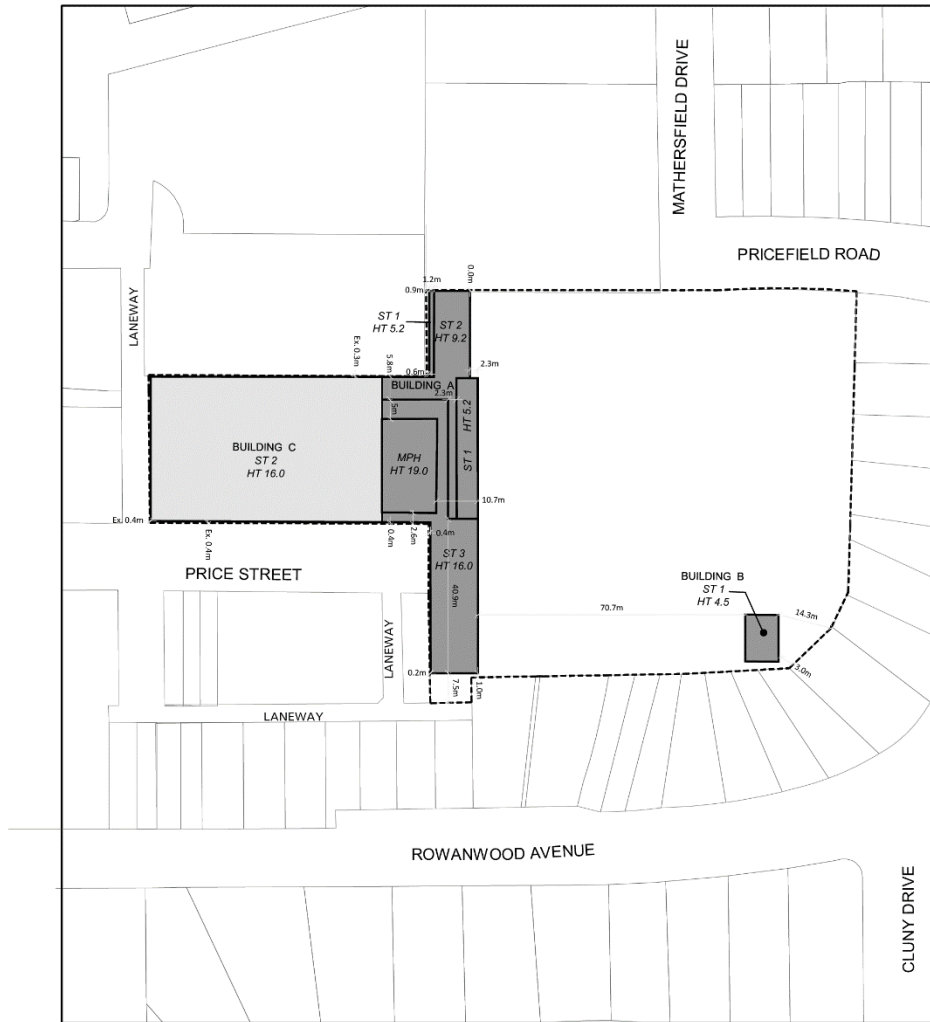
Toronto
Diagram 1

**30, 40 ,43, 44,
and 45 Price Street**
File # 24 226394 STE 11 0Z



Toronto
Diagram 2

**30, 40, 43, 44,
and 45 Price Street**
File # 24 226394 STE 11 0Z



Toronto
Diagram 3 - Heights

**30, 40, 43, 44,
and 45 Price Street**
File # 24 226394 STE 11 02

- Subject Property
- Building C
- Proposed Building

City of Toronto By-law 569-2013
Not to Scale
03/19/2025