

Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council 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 1012, 1014, 1016 and 1018 Gerrard Street East

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 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 4.0 (c1.0; r4.0) SS4** (x1203) 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: 4 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 label to these lands: HT 20.0 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 no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1203 so that it reads:

(1203) Exception **CR 1203**

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 1012, 1014 1016 and 1018 Gerrard Street East 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 (N) below;
- (B) Despite regulation 40.5.40.10 (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 88.49 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(8), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 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 5 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 6.5 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 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a

- maximum of 2.5 metres;
- (v) planters, **landscaping** features, acoustic barriers, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres;
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 5.0 metres; and
- (E) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,700 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 8,300 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 400 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 270 square metres;
- (F) Despite regulation 40.10.40.70(7), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (G) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (H) Despite Clause 40.10.40.60, and (F) and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks and porches, by a maximum of 3 metres;
 - (ii) balconies, by a maximum of 2 metres;
 - (iii) Canopies and awnings, by a maximum of 1.5 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 3 metres;
 - (v) architectural features, such as a pilaster, decorative column,

- cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
- (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) eaves, by a maximum of 0.5 metres;
 - (viii) a dormer, by a maximum of 1.5 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3 metres;
- (I) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 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; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms in (i) or (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 0 residential occupant **parking spaces** for each **dwelling unit** but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in Parking Zone A;
 - (ii) A minimum of 0.062 residential visitor **parking spaces** for each **dwelling unit**; and
- (K) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a minimum of 44 percent of the first 9 **parking spaces** must be accessible **parking spaces**, plus 7 percent of any **parking spaces** provided in excess of 9 **parking spaces**, in accordance with Section 200.15;
- (L) Despite regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the

following minimum rates:

- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.2 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) a minimum of 15% of the "long-term bicycle" **parking spaces** must be equipped for electric bicycle charging.
- (M) Despite Regulation 230.5.1.10(4) (B), a **stacked bicycle parking space** must have the following minimum dimensions:
- (a) A minimum length of 1.7 metres;
 - (b) A minimum width of 0.6 metres; and
 - (c) A minimum vertical clearance of 1.2 metres for each **bicycle parking space**.
- (N) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 5 **parking spaces** provided for residential occupants or residential visitors in accordance with (J) may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**.

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

8. Despite any severance, partition or division of the lands, the provisions of this Bylaw shall apply as if no severance, partition or division occurred.
9. 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 a temporary sales and/or leasing office and temporary construction office on the lands to which this By-law applies for a period of three (3) years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

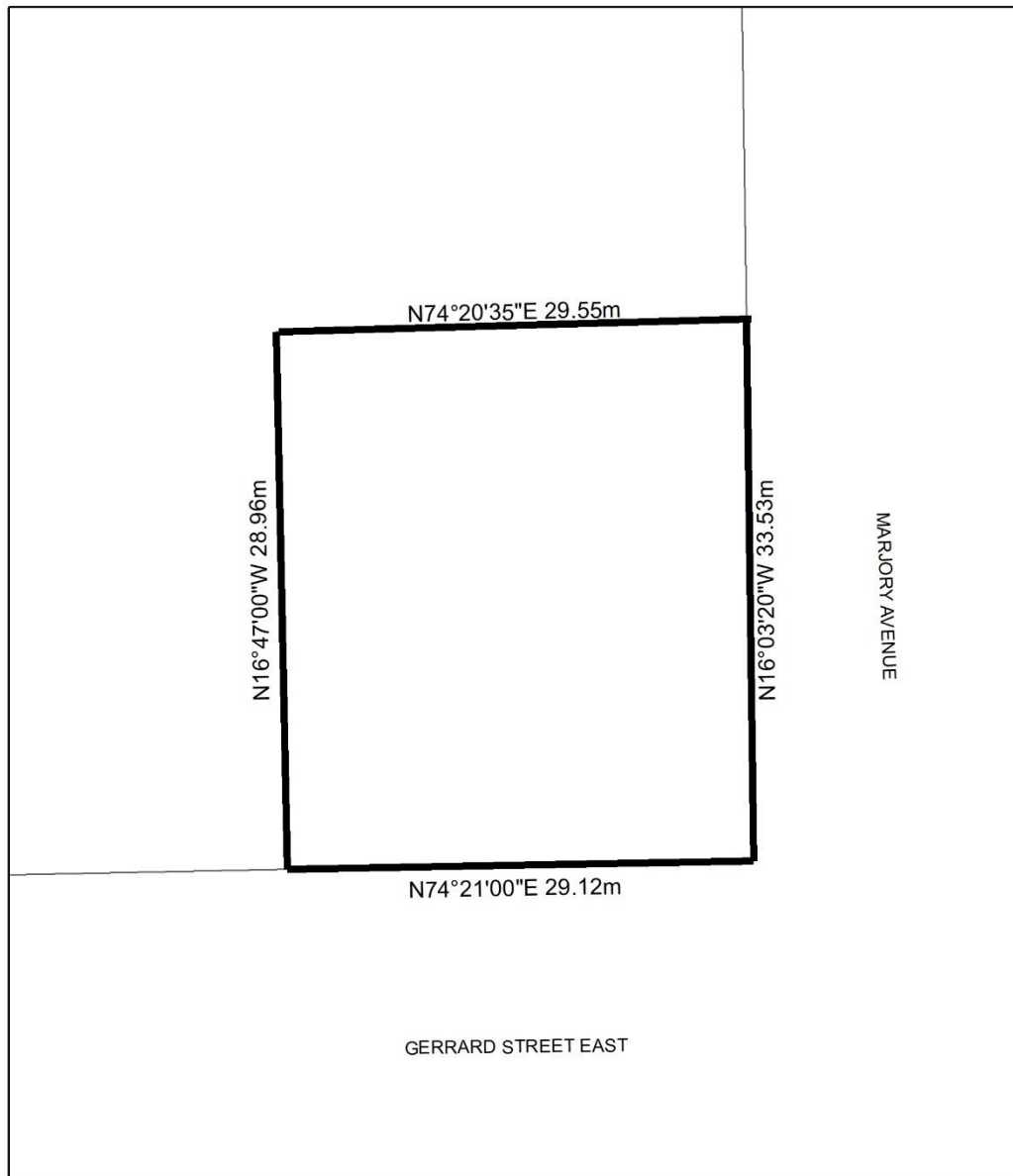
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1

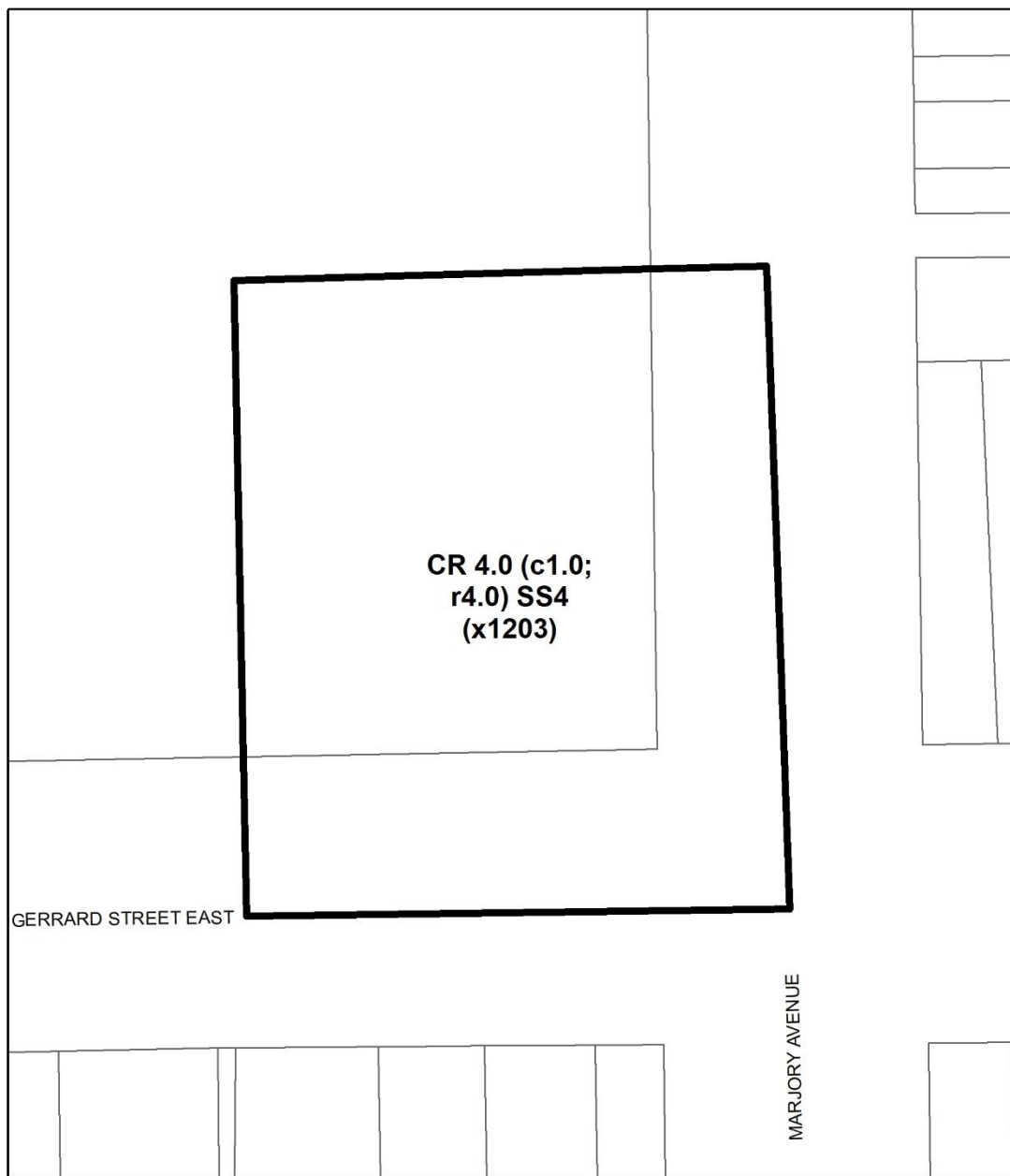


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Diagram 1

1012-1018 Gerrard Street East

File # 24 241879 STE 14 OZ

Diagram 2

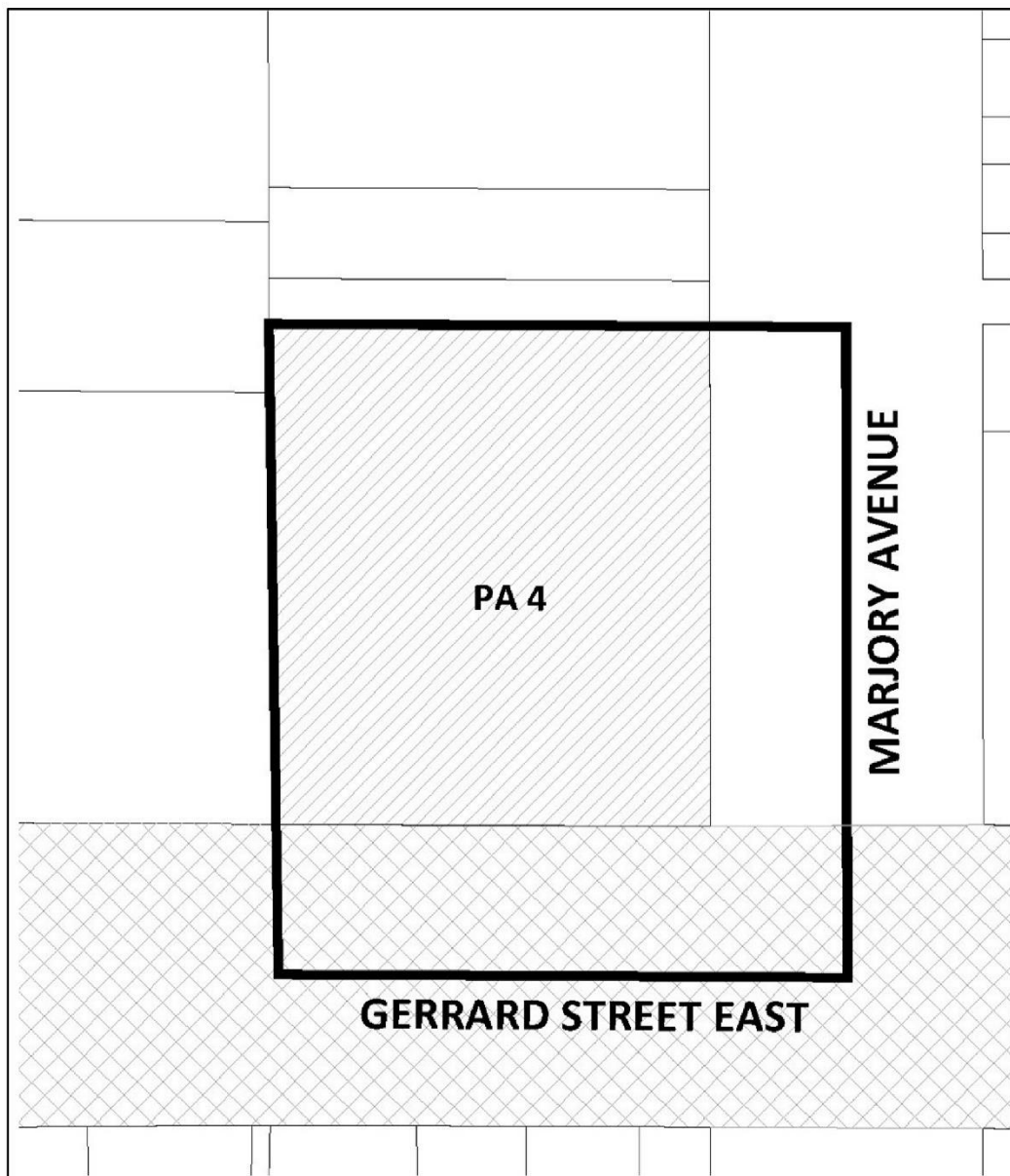


 **Toronto**
Diagram 2

1012-1018 Gerrard Street East

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Diagram 3



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Diagram 3

1012-1018 Gerrard Street East

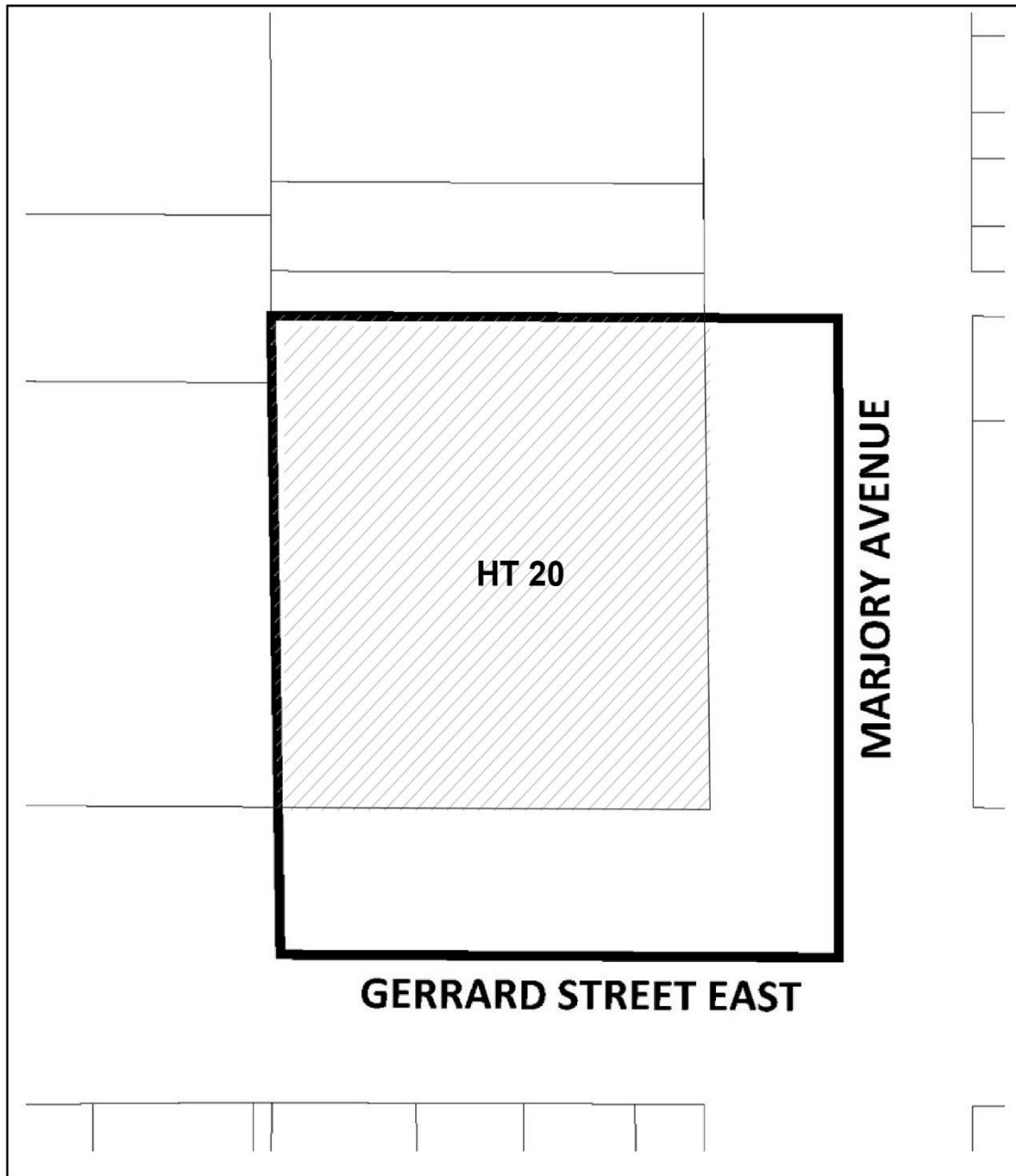
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-  Area affected by this by-law
-  Area of Development Site
-  Area affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
11/24/2025



Diagram 4



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Diagram 4

1012-1018 Gerrard Street East

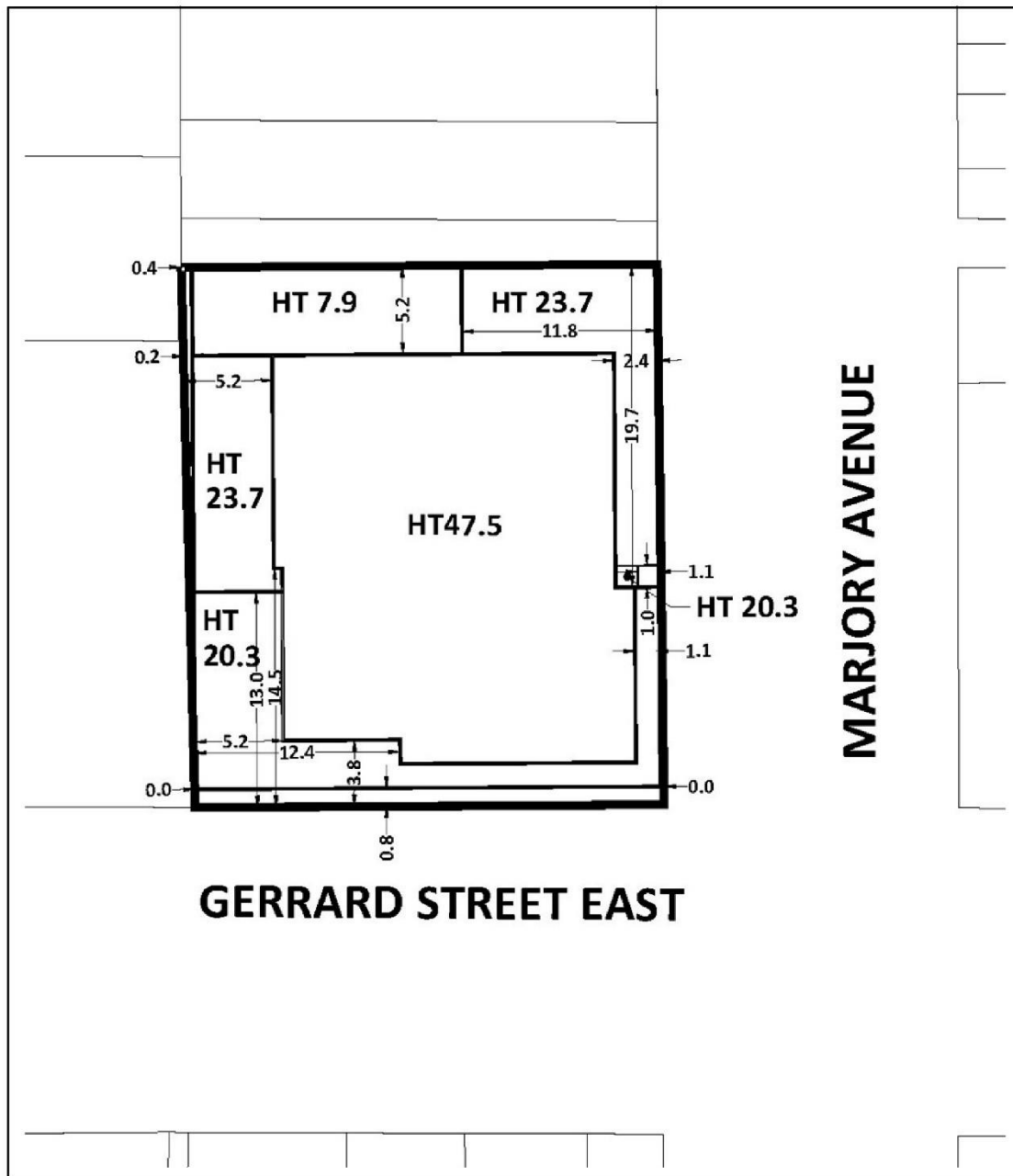
File # 24 241879 STE 14 02

-  Area affected by this by-law
-  Area of Development Site



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Diagram 5



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Diagram 5

1012-1018 Gerrard Street East

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