

Attachment 5: Draft Zoning By-law Amendment

Authority: North 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 2025 as 25 Cedarcroft Boulevard.

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 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 990.10 respecting the lands outlined by heavy black lines from a zone label of RAC (f30.0; a1375; d1.5) to a zone label of (H) RAC (f30.0; a1375; d1.5) (x242) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 242 so that it reads:

(242) Exception RAC 242

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 25 Cedarcroft Boulevard, 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) The **building** and **structures** permitted on the **lot** include “Existing Building A” and “Building B”, as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (C) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 186.46 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 15.20.40.10(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];
- (E) Despite regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters “ST” as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and,
 - (i) For the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 15.5.40.10(2) to (6), and (D) above, the following equipment and **structures** for “Building B” may project beyond the permitted maximum height of a **building** 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 6.5 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 6.5 metres;
- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof** and canopy, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 2.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (G) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** for **buildings** on the **lot** is as follows:
- (i) 11,050 square metres for “Existing Building A” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (ii) 21,100 square metres for “Building B” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite Clauses 15.5.40.71 and 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulations 15.20.40.80(1) and (2), the required separation of **main walls** of the same **residential building** and separate **residential buildings** on the same **lot** are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite Clause 15.5.40.60, and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** for “Building B” and the **main wall** separation distances between “Existing Building A” and “Building B” as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies, by a maximum of 11.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.4 metres;
 - (v) architectural features, such as a pilaster, decorative column,

- cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
- (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (vii) eaves, by a maximum of 1.0 metre; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre.
- (K) Despite regulation 15.5.100.1(1)(B), a **driveway** exclusive of layby areas, **vehicle** ramps to below-ground parking areas, turnaround areas and required auxiliary turn lanes within 10.0 metres of a **lot line** abutting a **street** may have a maximum width of 7.3 metres;
- (L) Despite regulations 15.20.40.50(1)(A) and (B), a minimum of 4.0 square metres of **amenity space** per **dwelling unit** for “Existing Building A” and “Building B” must be provided on the same **lot**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** in “Existing Building A” and “Building B” is indoor **amenity space**;
 - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space** in “Existing Building A” and “Building B”;
- (M) Despite regulation 200.15.1(4), an accessible **parking space** must be located on the first level of the **parking garage** below-ground, no more than 15.0 metres along a direct route from a barrier free entrance to:
- (i) “Existing Building A”; and
 - (ii) a passenger elevator that provides access to the first **storey** of “Existing Building A”;
- (N) Despite regulation 200.15.1(4), an accessible **parking space** must be located on the second and third levels of the **parking garage** below-ground, no more than 29.0 metres along a direct route from a barrier free entrance to:
- (i) “Building B”; and
 - (ii) a passenger elevator that provides access to the first **storey** of “Building B”; and,

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

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 a construction office or sales office and associated parking 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.
7. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system, storm sewer system, watermain system, and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review;
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above requires any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

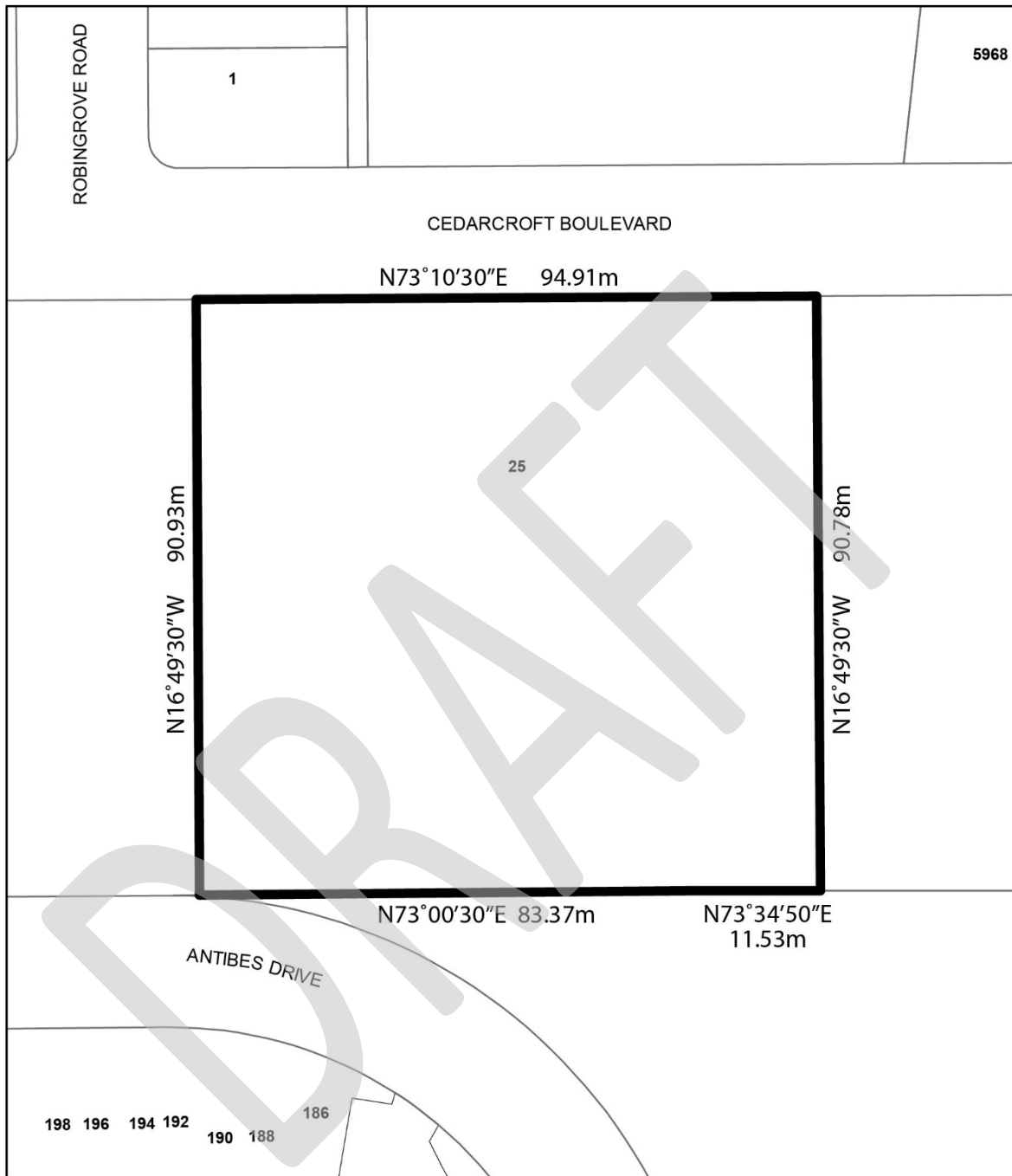
- (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review; and,
- (iii) Comments provided in the latest memorandum issued by Development Engineering and Transportation Review have been addressed, all to the satisfaction of the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

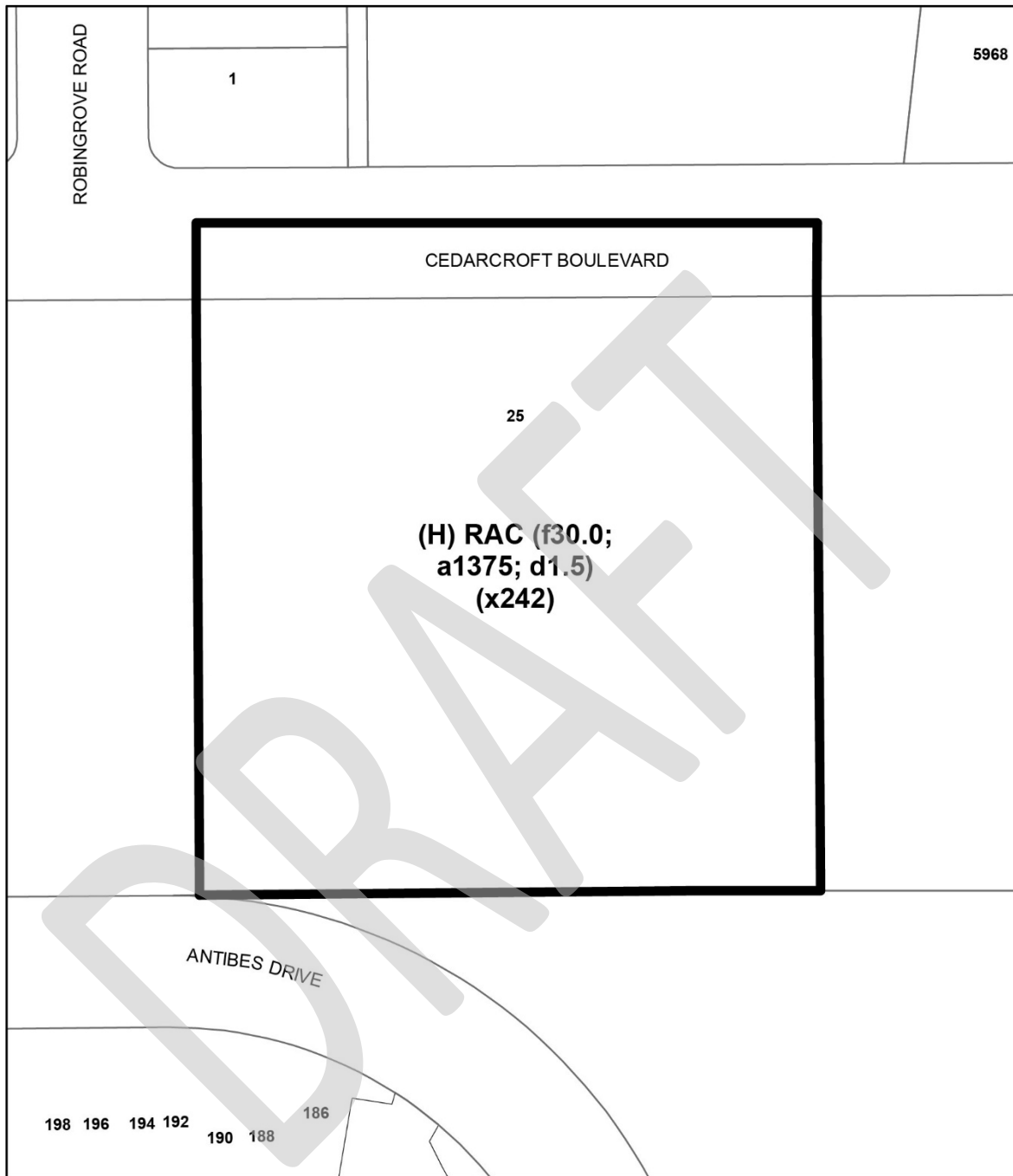
(Seal of the City)



Toronto
Diagram 1

25 Cedarcroft Boulevard

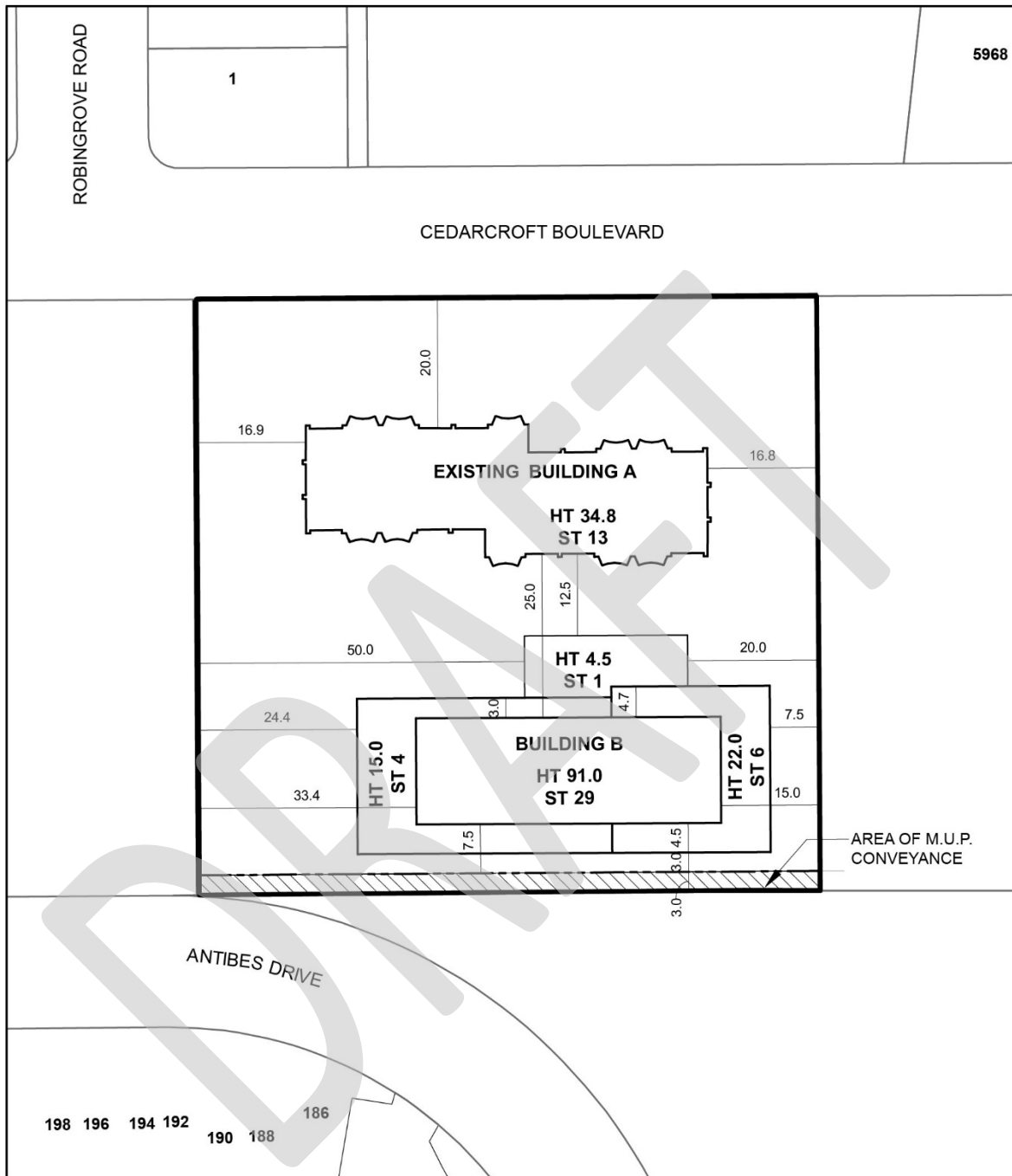
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Diagram 2

25 Cedarcroft Boulevard

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Toronto
Diagram 3

25 Cedarcroft Boulevard

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