

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 2025 as 1730 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

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 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: (H) CR 3.0 (c1.0; r3.0) SS2 (x1297) 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: 3, as shown in 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 the 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 1297 so that it reads:

(1297) Exception CR 1297

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 1730 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 (Q) below;
- (B) 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 101.05 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), 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 40.10.40.10(5)(A) and (B), the required minimum height of the first **storey**, inclusive of **amenity space**, as measured between the Canadian Geodetic Datum of 101.05 metres and the floor of the second **storey**, is 4.5 metres; and
 - (i) provision D above does not apply to areas such as loading access, **loading spaces**, **bicycle parking spaces**, and shower and change facilities, and elements for the functional operation of the building such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms;

- (E) 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, and utility equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, chimneys, and vents, by a maximum of 5.5 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 metres;
 - (iii) elevator over runs and mechanical and ventilation equipment by a maximum of 9.1 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 4 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 14,650 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 14,200 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 450 square metres;
- (G) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have two or more bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) if the calculation of the number of required **dwelling units** with two or three bedroom results in a number with a fraction, the number will be rounded up to the nearest whole number; and
 - (iv) any **dwelling units** provided to satisfy (ii) above are not included in the provision of **dwelling units** to satisfy (i) above;
- (H) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.4 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 1.1 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (I) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and the required separation of **main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (J) Despite (I) above, the required minimum distance between the **building**, including all below and above ground portions of **building** or **structures**, and any **building** or **structure** for a **transportation use** is 3.0 metres;
- (K) Despite Clause 40.10.40.60 and (E) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (iv) eaves, by a maximum of 0.5 metres; and
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (L) Despite regulation 200.5.1.10 (2) if a visitor **parking space** is provided, it

may have the following minimum dimensions:

- (i) length of 5.6 metres;
 - (ii) width of 2.6 metres;
 - (iii) vertical clearance of 2.0 metres; and
 - (iv) may be no closer than 0.2 metres to any fixed object such as a wall, column, bollard, fence or pipe;
- (M) Despite regulation 200.15.10.5(1) and Table 200.15.10.5, if **parking spaces** are provided, at least one must be an accessible **parking space**;
- (N) Despite regulations 200.15.1(1) and (3), if an accessible **parking space** is provided, it must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (O) Despite regulation 200.15.1(4), Accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
- (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) and shortest route from the required entrances in (i) and (ii);
- (P) In addition to regulation 200.5.1.10(2), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.9 metres;
 - (ii) width of 0.46 metres; and
 - (iii) vertical clearance of 1.16 metres;
- (Q) Despite regulation 230.5.10(14), the minimum aisle width for a **stacked**

bicycle parking space is 1.8 metres.

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

8. 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 building or structure for the purpose of the sale of dwelling units to be erected 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.

9. Holding Symbol Provisions

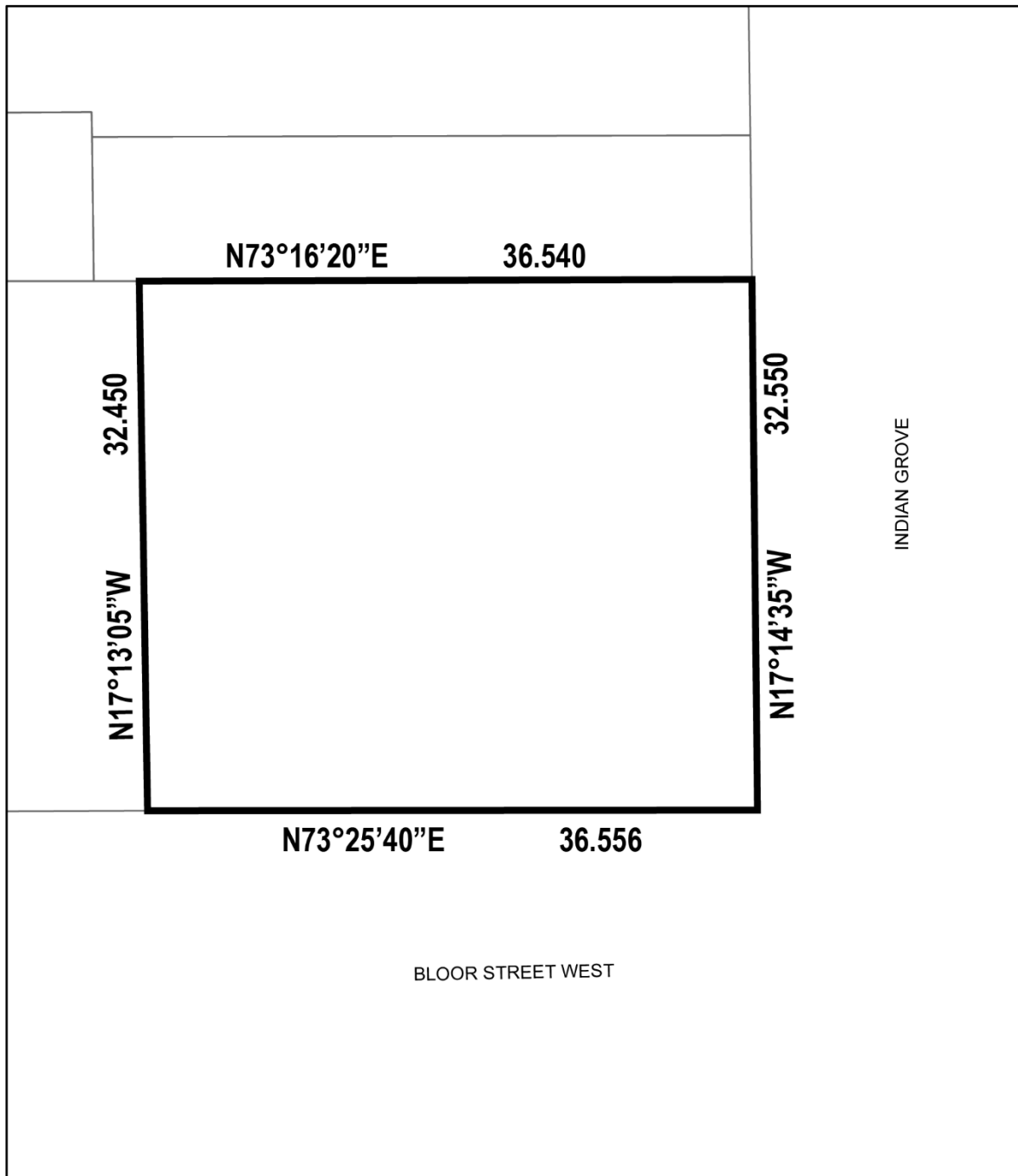
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An 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 has secured the design, construction, and provision of financial securities for the new municipal storm sewer infrastructure and any required improvements to the existing municipal storm sewer infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financially secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (ii) The required new municipal storm sewer infrastructure and any required improvements to the existing municipal storm sewer infrastructure to support the development, as identified in the accepted Functional Servicing and Stormwater Management Report, are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

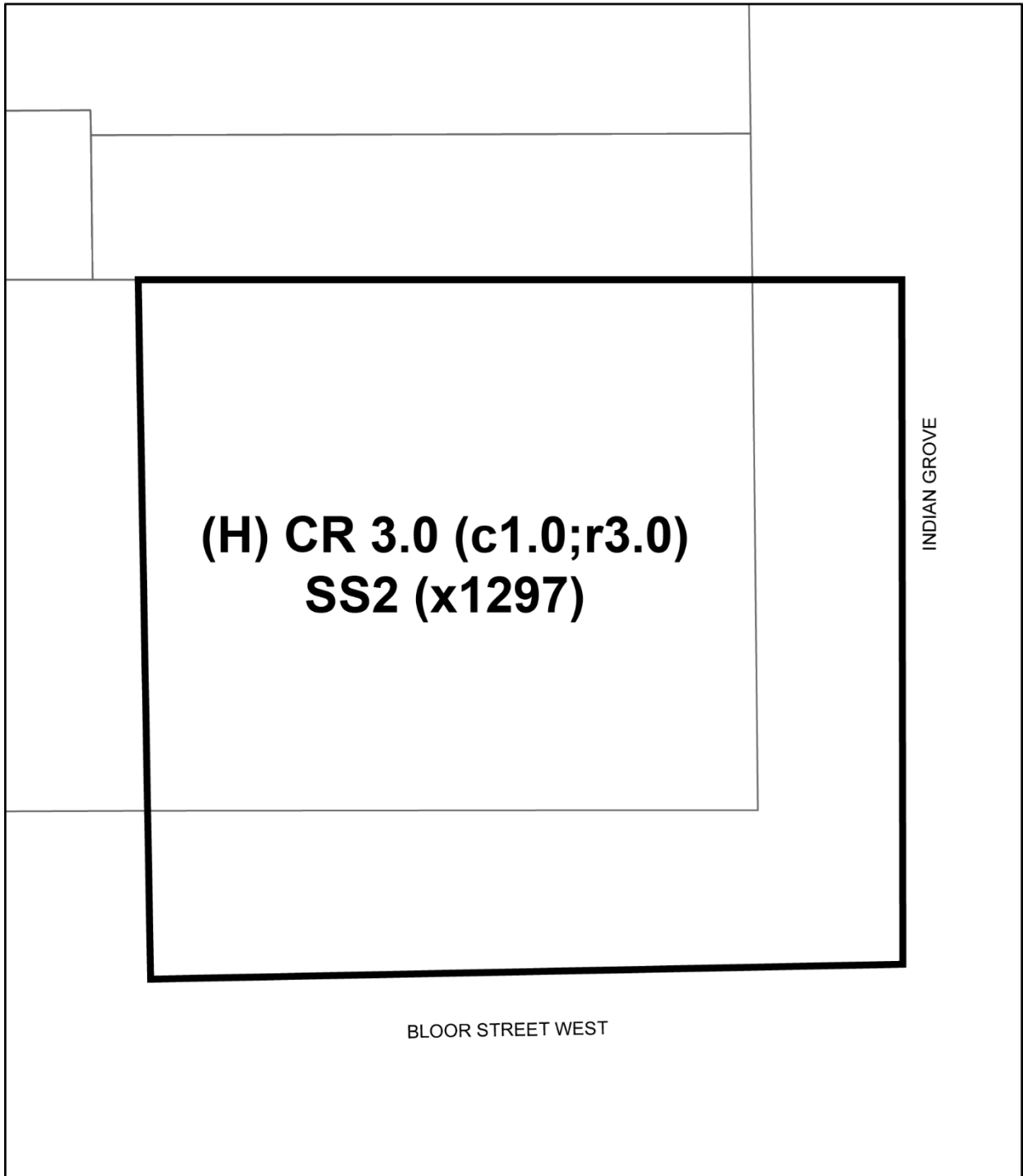
(Seal of the City)



 **Toronto**
Diagram 1

1730 Bloor Street West

File # 25 217120 STE 04 0Z

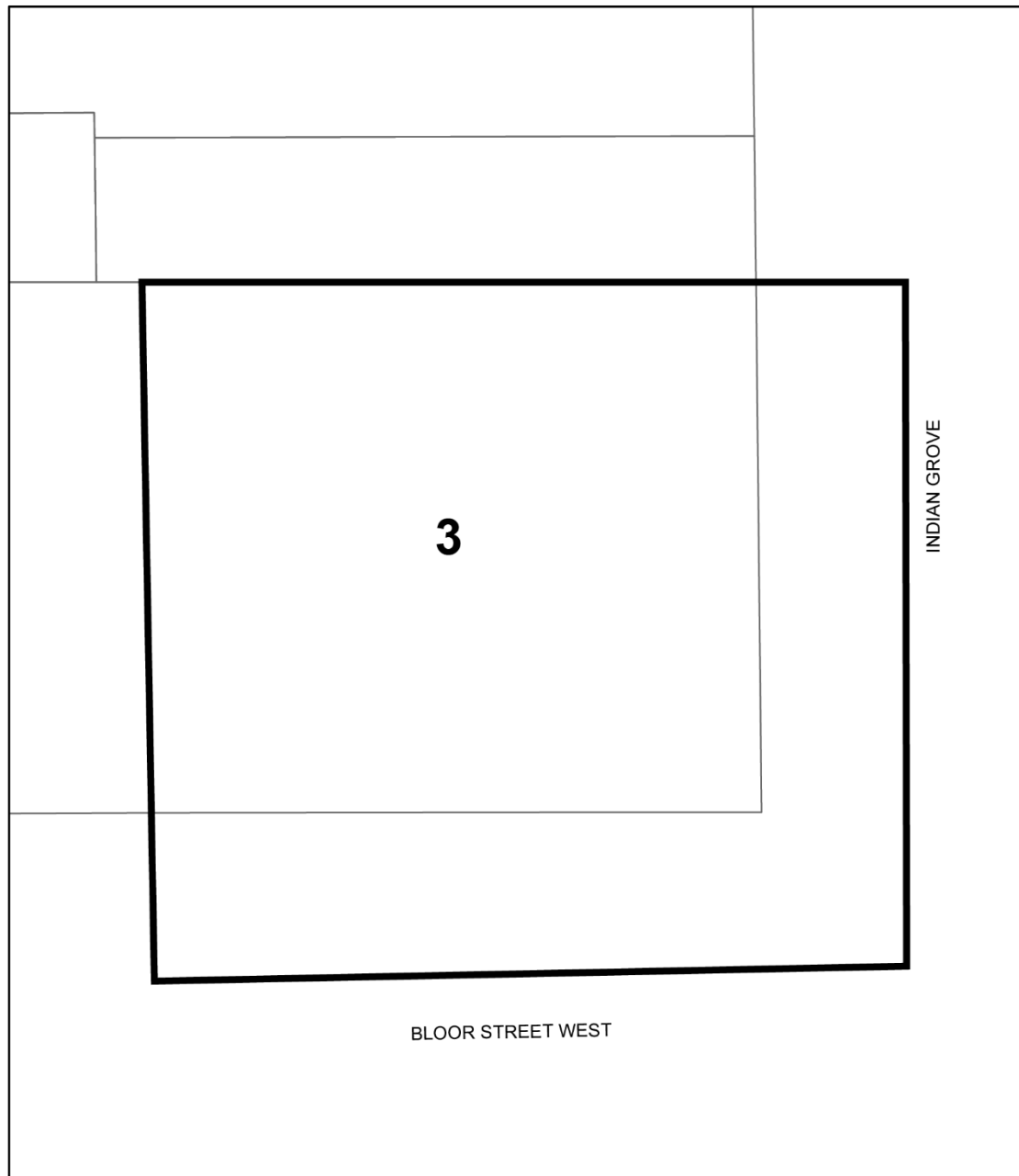


 **TORONTO**
Diagram 2

1730 Bloor Street West

File # 25 217120 STE 04 02





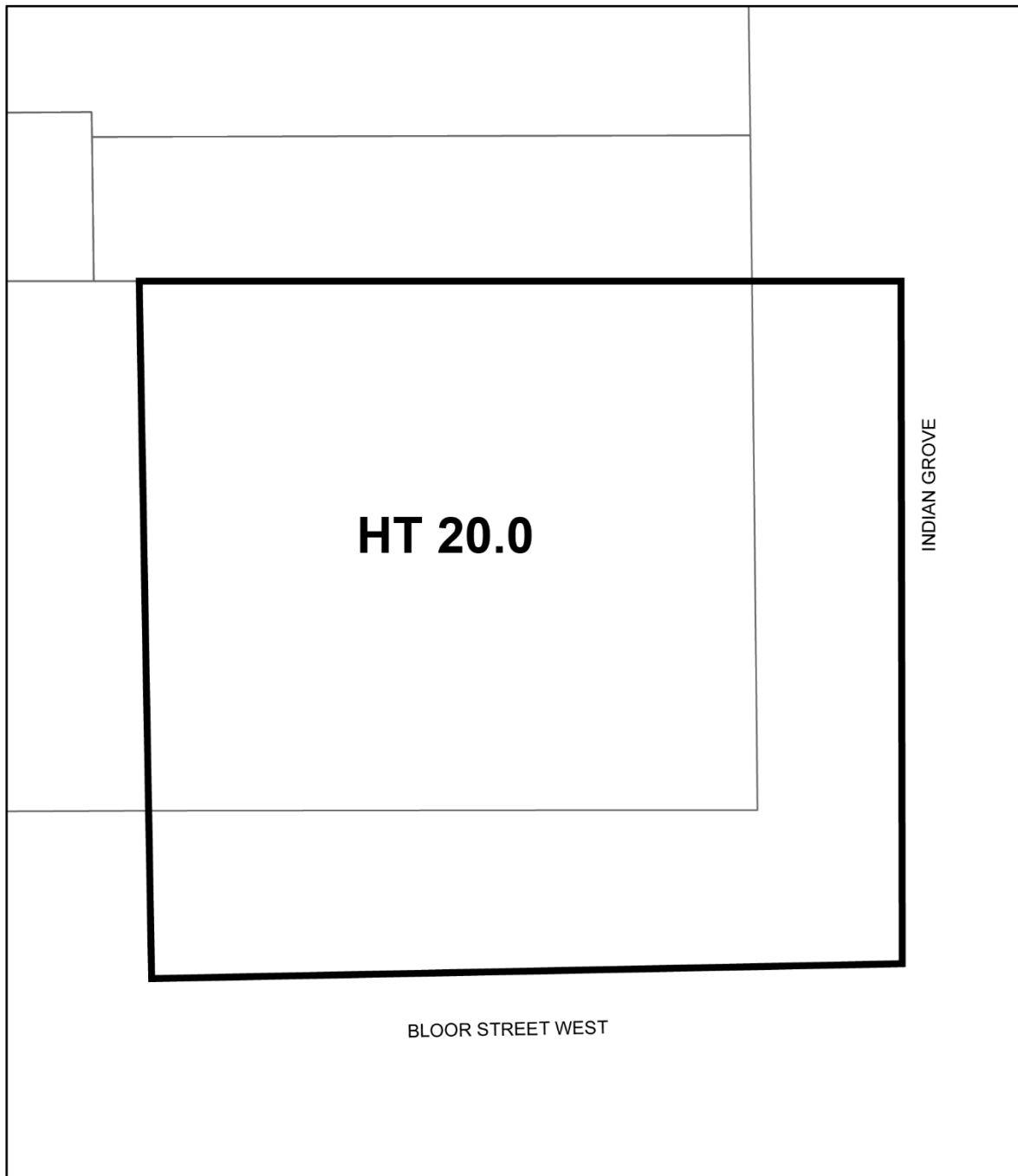
 **TORONTO**
Diagram 3

1730 Bloor Street West

File # 25 217120 STE 04 02



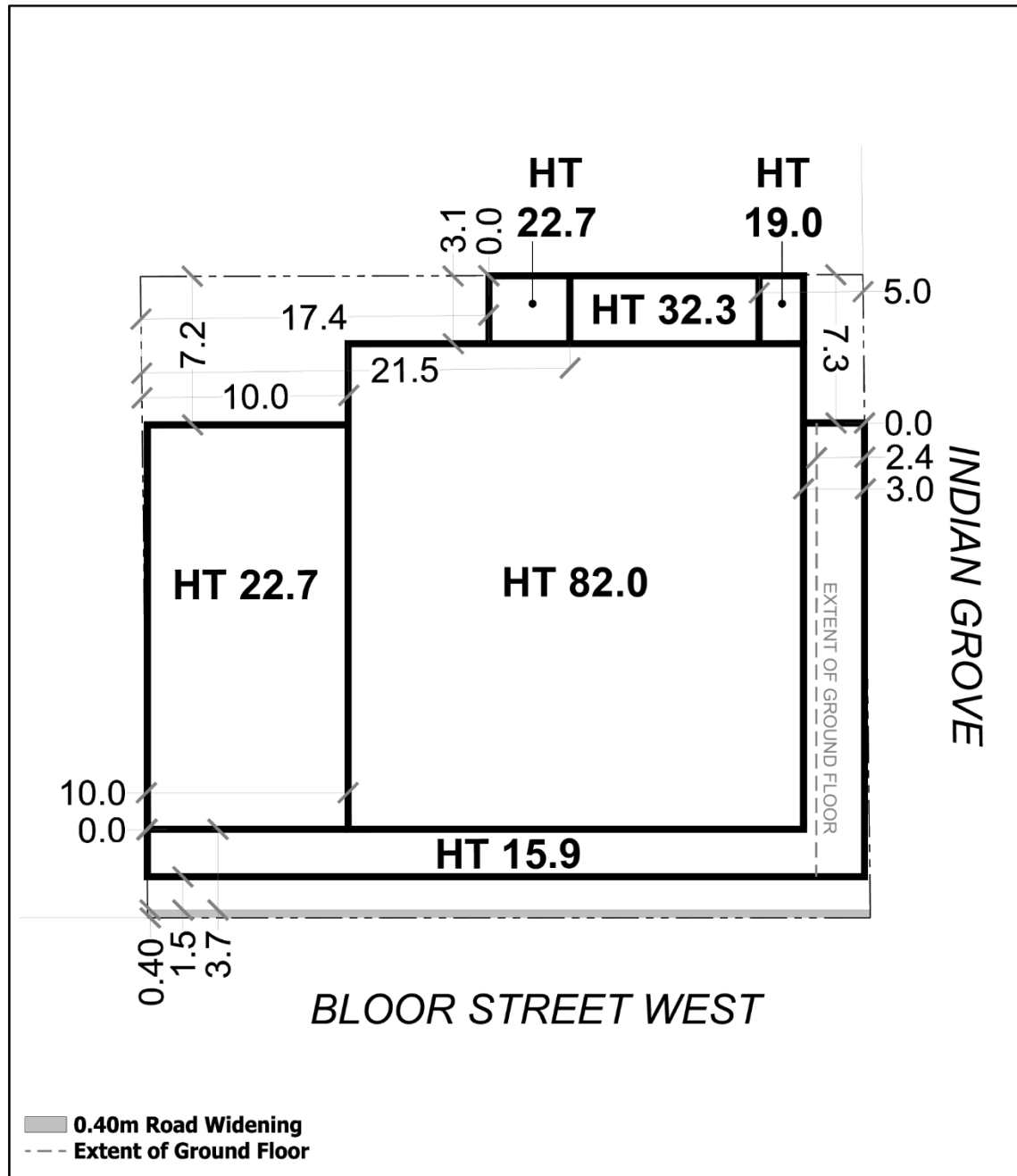
City of Toronto By-law 569-2013
Not to Scale
06/18/2026



 **TORONTO**
Diagram 4

1730 Bloor Street West

File # 25 217120 STE 04 0Z



Toronto
Diagram 5

1730 Bloor Street West

File # 25 217120 STE 04 02