

Revised Attachment 7: Draft Zoning Bylaw 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 115 Jarvis 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

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 CR SS1 (x339) to a zone label of (H) CR SS1 (x1303) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article

900.11.10 Exception Number 1303 so that it reads:

(1303) Exception CR 1303

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) Regulation 900.11.10(339) applies to the lands shown on Diagram 1 of By-law [Clerks to insert By-law number];
- (B) Despite (A) above, Regulation 900.11.10(339) does not apply to the lands as shown on Diagram 1 of By-law [Clerks to insert By-law number], if the requirements of By-law [Clerks to insert By-law number] are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (O) below;
- (C) 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 85.5 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 40.10.40.10(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 40.5.40.10(3) to (8) 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) 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 7.0 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 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;

- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.5 metres; and
 - (vii) 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 37,650 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 37,500 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 200 square metres;
- (G) Despite regulation 40.10.40.50(1) and (2), **amenity space** must be provided at the following rate:
 - (i) at least 2.3 square metres for each **dwelling unit** as indoor **amenity space**;
 - (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**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (H) Despite regulations 40.10.40.80(1), 40.10.40.70(1) and Section 600.10, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** and **structures** above ground must be provided as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulation 40.5.40.60(1) and Clause 40.10.40.60 and (H) 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 3.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column,

- cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
- (iv) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
 - (v) eaves, by a maximum of 0.5 metres; and
 - (vi) Despite I(i) above, balconies on a **main wall** facing the southwestern **lot line** abutting a **street** may encroach within a required **building setback** provided it is no closer to a **lot line** than 1.0 metre, extending diagonally from Richmond Street East to Jarvis Street;
- (J) Despite regulations 200.15.1(1) and (3), an accessible **parking space** 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 metres wide accessible barrier free aisle or path;
- (K) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 15 metres of the closest barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (L) Despite Article 200.25.15, if parking spaces are provided on the lot, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (M) Despite regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.4 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 2.6 metres;
- (N) Despite regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;

- (O) 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;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) an additional 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (v) **dwelling units** required in (iv) above may be satisfied in part or in whole by **dwelling units** with 2 or more bedrooms, that can be provided through the conversion of other, smaller **dwelling units** using accessible or adaptable design measures such as knock-out panels;
 - (vi) if the calculation of the number of required **dwelling units** in accordance with each of (i), (ii), and (iv), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (2) 270 of former City of Toronto By-law 438-86

5. 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 sales office 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.

6. 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:

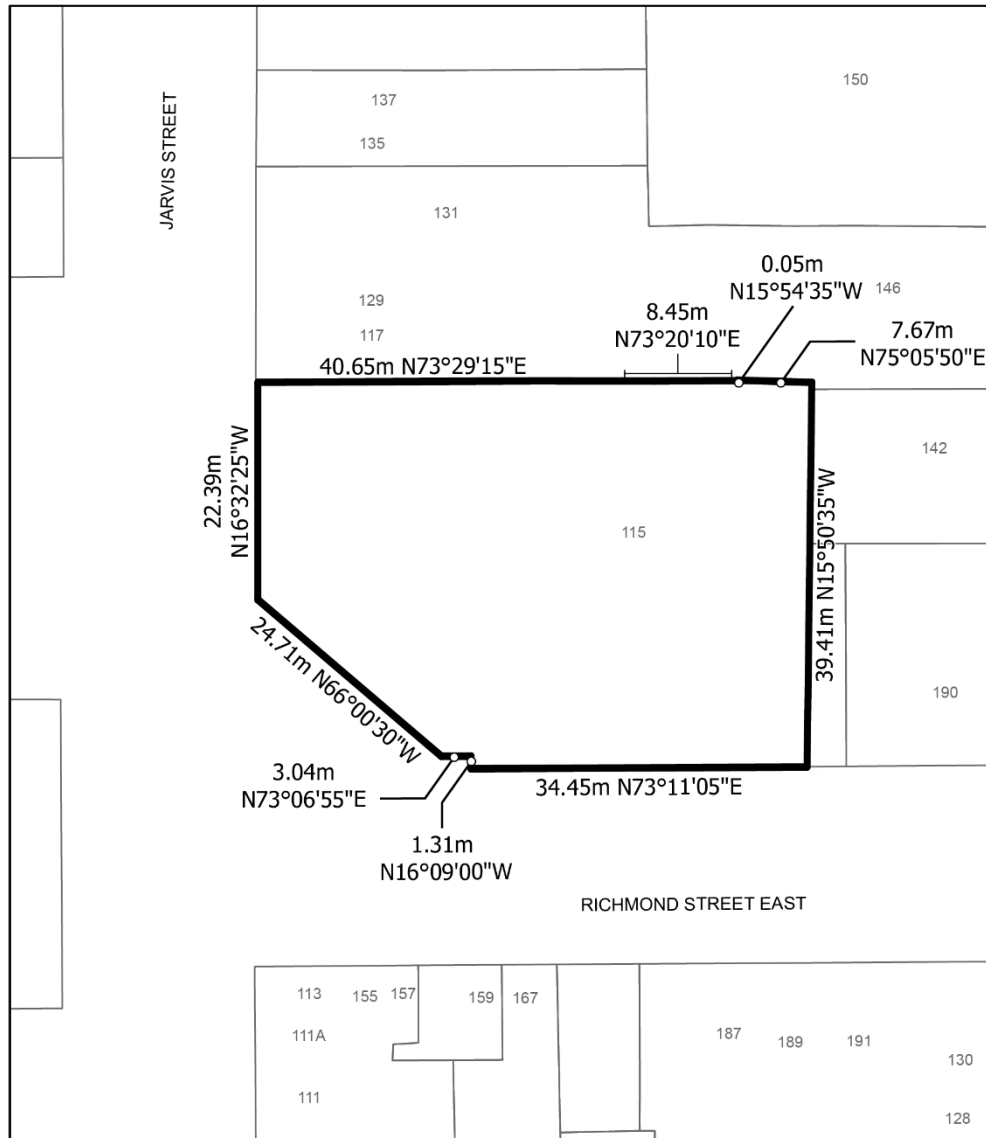
- (i) The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer system and storm sewer system (municipal infrastructure) and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner 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 and satisfactory 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
 - (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 a) above 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

(Seal of the City)

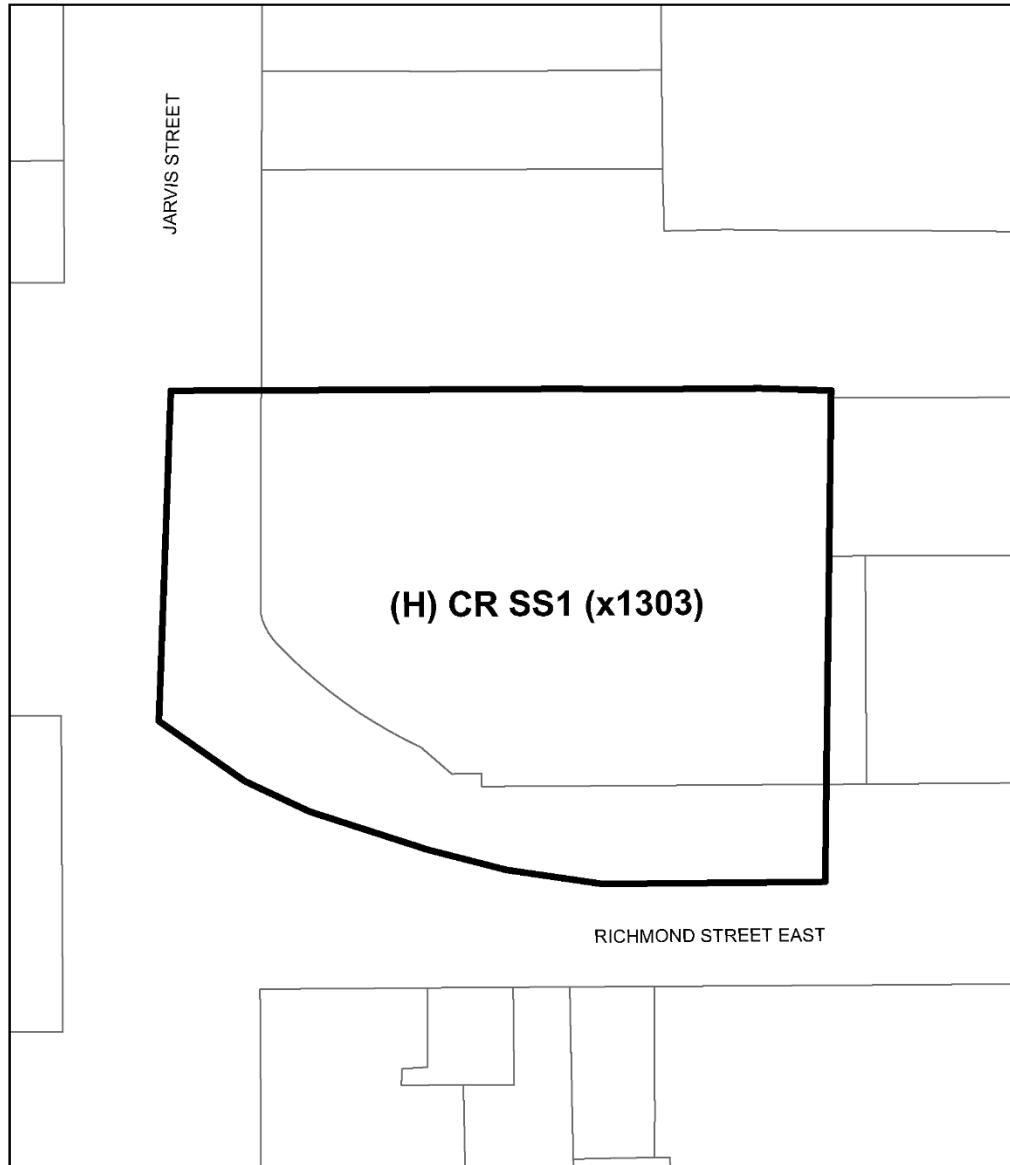
[full name],
City Clerk



Toronto
Diagram 1

115 Jarvis Street

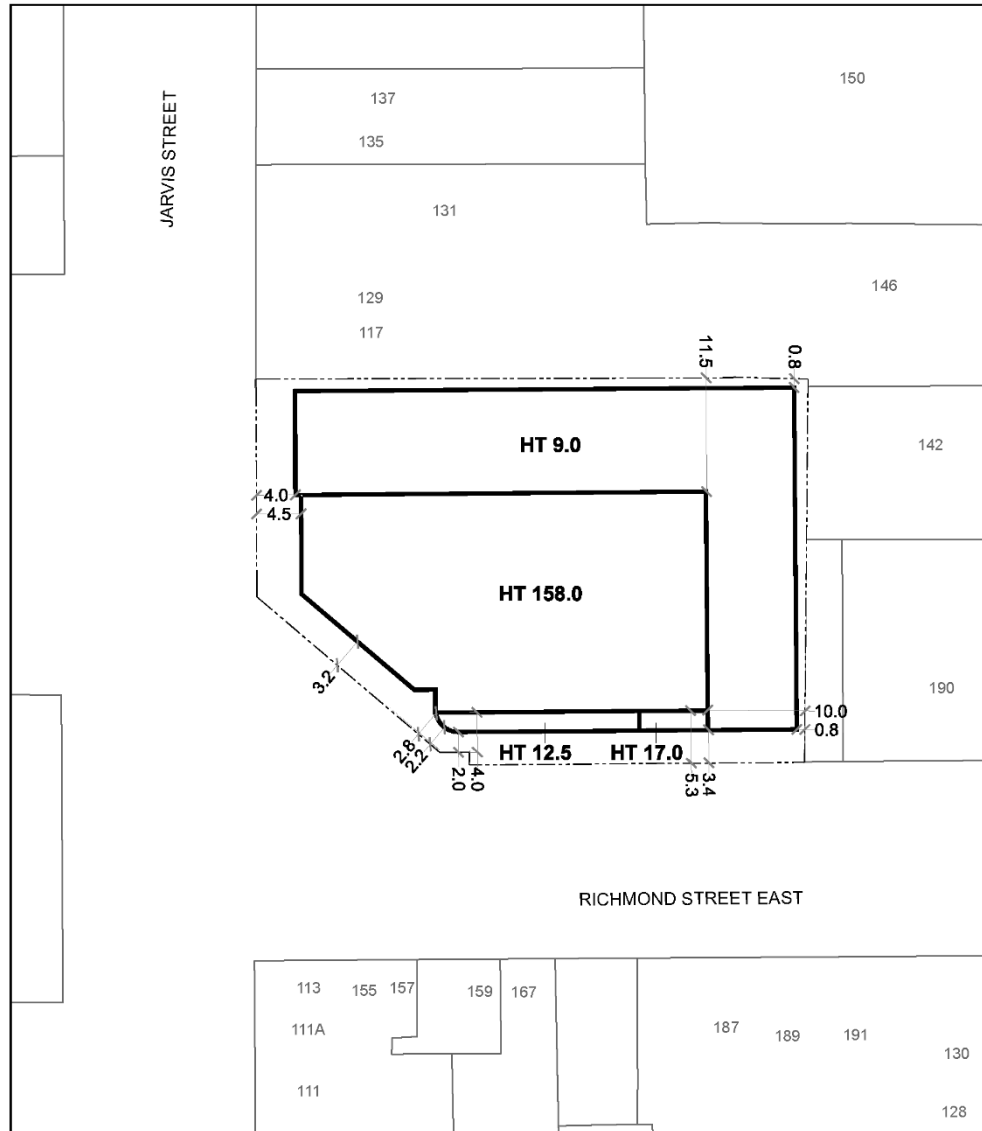
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Diagram 2

115 Jarvis Street

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Diagram 3

115 Jarvis Street

File # 25 255087 STE 13 OZ

City of Toronto By-law 569-2013
Not to Scale
06/05/2026