

Attachment 6: 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 ###-2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1167 to 1175 Bloor Street West, 34 to 42 Brock Crescent and a portion of 90 Croatia 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.

wThe 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 identified as Part A on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.0 (c1.0; r2.0) SS2 (x1302 as shown on Diagram 2 attached to this By-law.
4. 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 identified as Part B on Diagram 1 attached to this By-law from a zone label of R (d1.0) (x810) and CR 3.0 (c1.0; r2.0) SS2 (x1556) to a zone label of CR 3.0 (c1.0; r2.0) SS2 (x1302) as shown on Diagram 2 attached to this By-law.
5. 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 on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as Part A on Diagram 1 attached to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT 16.0 as shown on Diagram 4 attached to this By-law.

7. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1, respecting the lands identified as Part B on Diagram 1 by applying the following height label to these lands: HT 16.0, as shown on Diagram 4 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as Part A on Diagram 1 attached to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying no value.
9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1302 so that it reads:

(1302) Exception CR (1302)

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 1167 to 1175 Bloor Street West, 34 to 42 Brock Crescent and a portion of 90 Croatia Street, 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, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;
- (B) For the purposes of this exception, the **front lot line** is the **lot line** fronting onto Bloor Street West;
- (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 110.7 metres and the elevation of the highest point of the **building** or **structure**;
- (D) For the purposes of this exception, regulations 40.10.20.100(1) and (33) and 150.100.30.1 with respect to the size, location and fencing does not apply to an **eating establishment** and **take-out eating establishment**;
- (E) Despite regulation 40.10.40.1(2), residential use portions of the **building** may be located on the same **storey** as or below non-residential use portions of the **building** below the fifth **storey**;
- (F) 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];
- (G) Despite regulations 40.5.40.10(3) to (8) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 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 and overruns, chimneys, flues, 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 5.5 metres;
 - (iii) architectural features, structures, parapets and elements associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (v) cabanas, pergolas, trellises and unenclosed **structures** providing safety, wind or noise protection to rooftop outdoor **amenity space**, by a maximum of 4.0 metres; and
 - (vi) planters, **landscaping** features, guard rails, privacy and decorative screens, terrace dividers, fences, unenclosed exterior stairs, and terrace walls, by a maximum of 2.0 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 18,500 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 13,500 square metres; and
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 5,000 square metres;
- (I) Despite regulation 5.10.40.70(2) and (I) above, the required minimum **building setback**, including all below and above ground **structures**, to any **buildings** are **structures** associated with **transportation use** is 3.0 metres;
- (J) Despite regulation 40.10.40.50(1), a minimum of 150 square metres of outdoor **amenity space** must be provided for the **dwelling units**;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (L) Despite regulation 5.10.40.70(2) and (K) above, the required minimum **building setback**, including all below and above ground **structures**, to any **buildings** or **structures** associated with a **transportation use** is 3.0

metres;

- (M) Despite regulation 40.10.40.80(2), the required minimum separation distances between **building main walls** are as shown in metres on Diagram 5 of By-law [Clerks to insert By-law number];
- (N) Despite Clauses 40.5.40.60 and 40.10.40.60 and (K) and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) balconies, by a maximum of 2.9 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres; and
 - (v) air conditioners, satellite dishes, antennae, vents, pipes and shafts, by a maximum of 1.0 metre;
- (O) Despite regulation 40.10.50.10(2), no fence is required along the portion of a **lot line** abutting a **lot** in the Residential Zone;
- (P) Despite regulation 40.10.50.10(3), a 1.5 metre wide **soft landscaping** strip of land is not required along the part of the **lot line** abutting a **lot** in the Residential Zone;
- (Q) Despite regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted;
- (R) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent **parking spaces** 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**;
- (S) Despite Section 200.15, if **parking spaces** are provided on a **lot**, a minimum of 3 accessible **parking spaces** must be provided on the **lot**;
- (T) Despite regulations 200.15.1(1) and (3), an accessible **parking space** must comply with the following:
 - (i) minimum length 5.6 metres;
 - (ii) minimum width of 3.4 metres;

- (iii) minimum 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 barrier free aisle or path;
- (U) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 36.0 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (V) Despite regulations 40.10.90.10(1)(C) and 220.5.10.1(2), a minimum of one Type "G" **loading space** must be provided and maintained on the **lot** and may be located in the **side yard** abutting a **lot** in the Residential Zone category;
- (W) Despite regulations 230.5.10.1(1) and (5) and (13), **bicycle parking spaces** must be provided on the **lot** in accordance with the following:
 - (i) a minimum of 25 "long-term" **bicycle parking spaces**;
 - (ii) a minimum of 12 "short-term" **bicycle parking spaces**; and
 - (iii) Of the 25 required "long-term" **bicycle parking spaces**, a minimum of 2 **bicycle parking spaces** must be **oversized bicycle parking spaces**; and
- (X) Despite regulation 230.5.1.10(15), all "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;

Prevailing By-laws and Prevailing Sections: None Apply

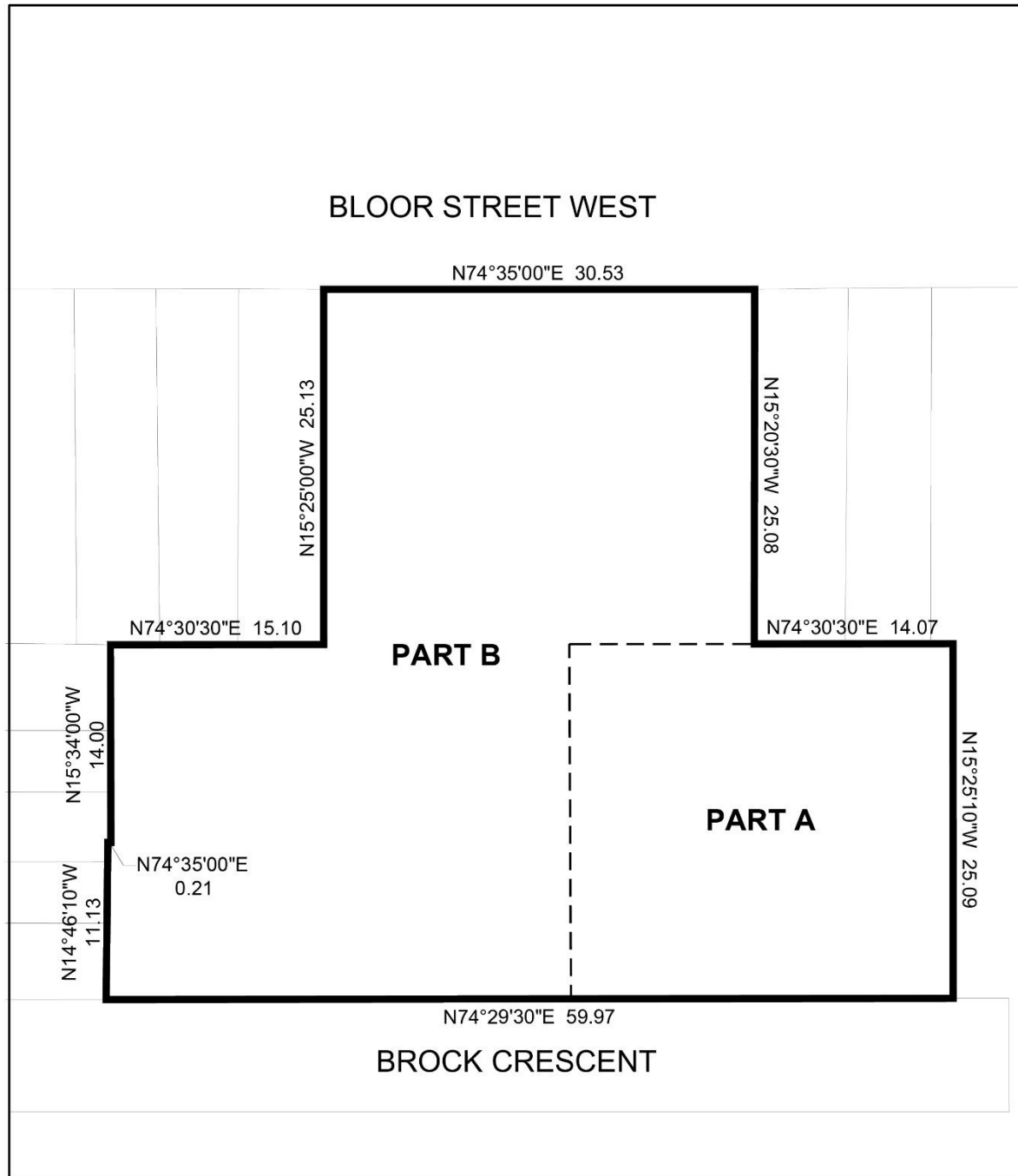
- 10.** Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

(Seal of the City)

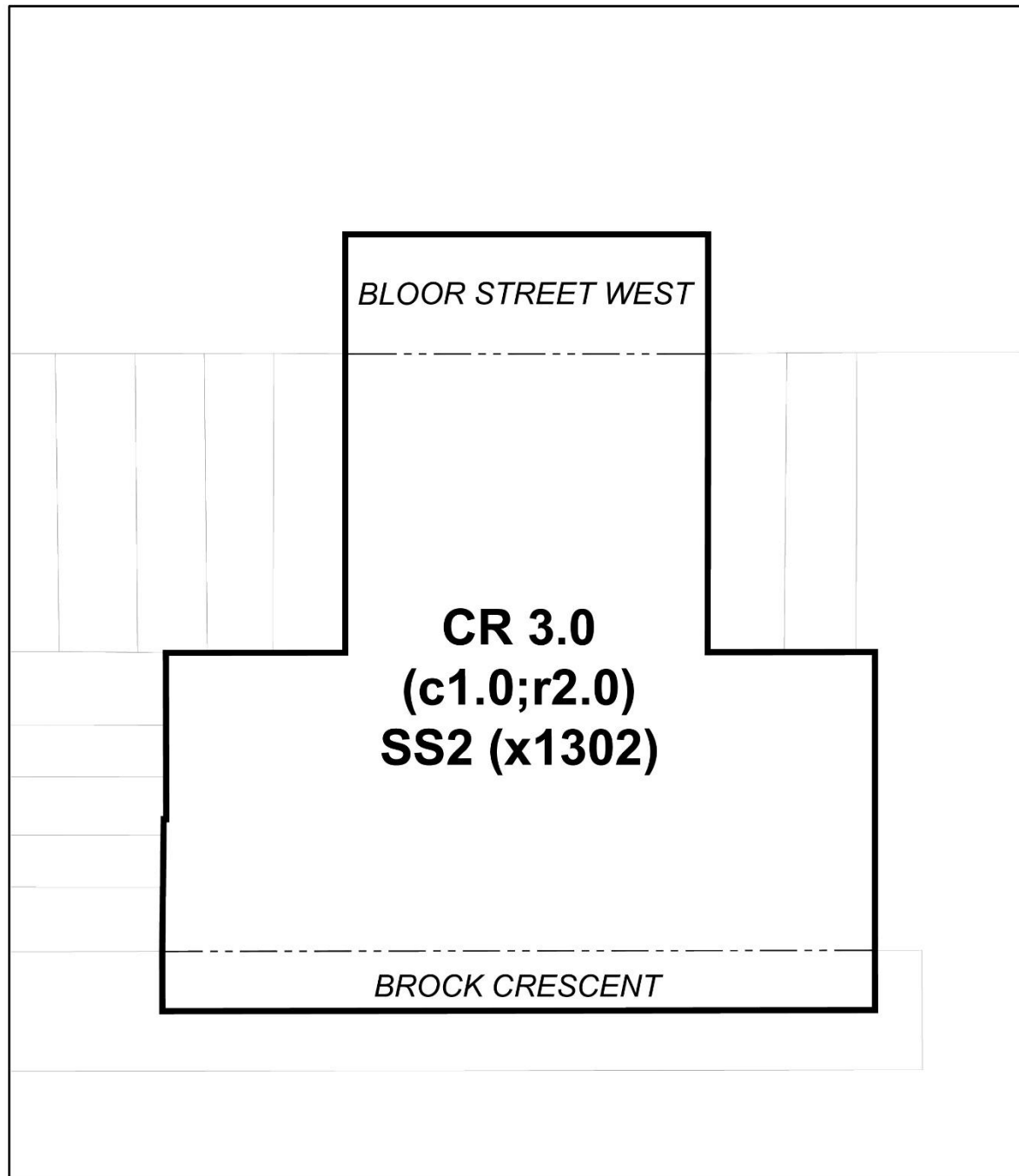
John D. Elvidge,
City Clerk



Toronto
Diagram 1

**1167-1175 Bloor St. 34 - 42 Brock Cres.
& 90 Croatia St.**

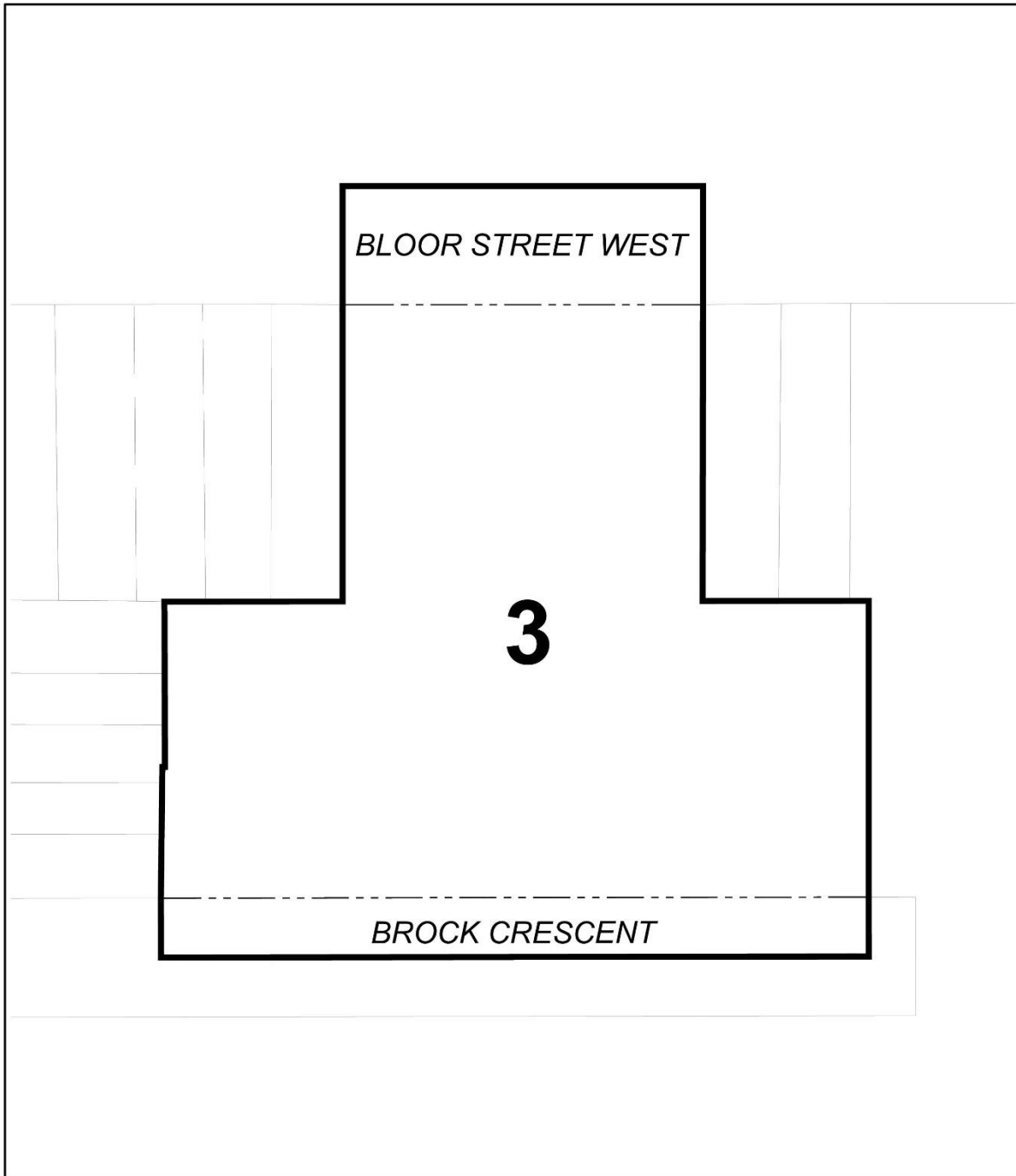
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 **TORONTO**
Diagram 2

1167-1175 Bloor St. 34 - 42 Brock Cres.
& 90 Croatia St.

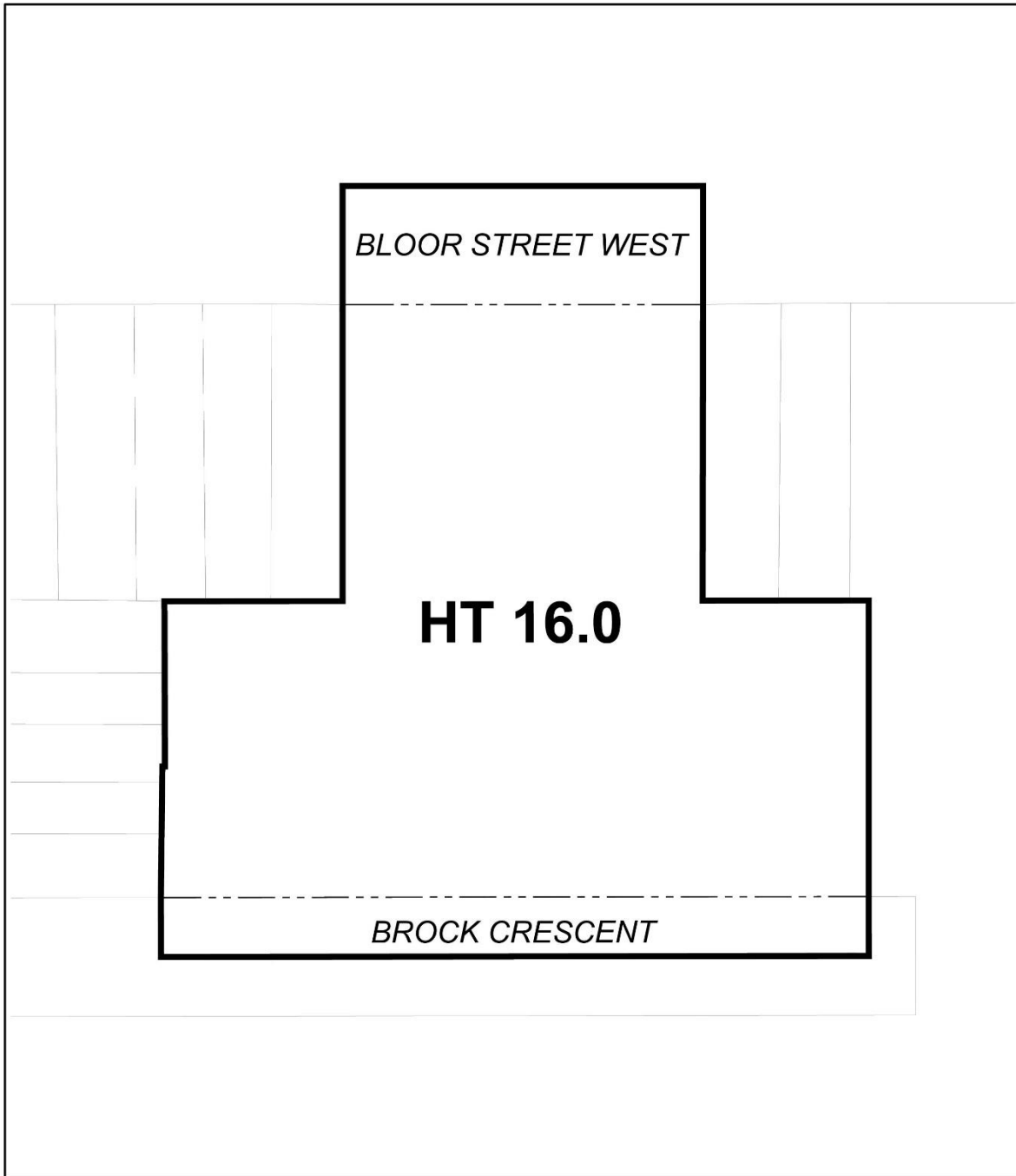
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 **TORONTO**
Diagram 3

1167-1175 Bloor St. 34 - 42 Brock Cres.
& 90 Croatia St.

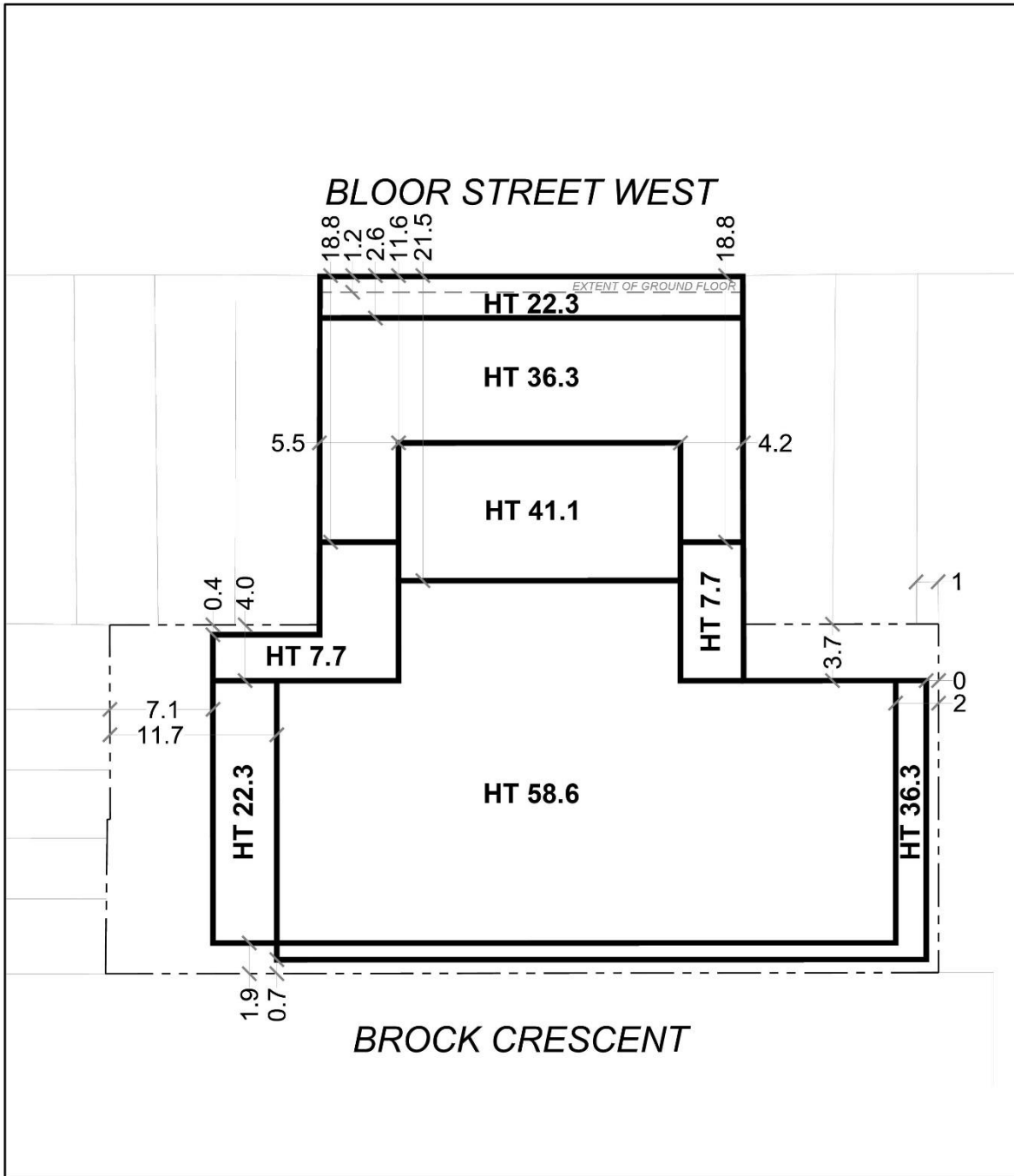
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 **TORONTO**
Diagram 4

1167-1175 Bloor St. 34 - 42 Brock Cres.
& 90 Croatia St.

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Diagram 5

1167-1175 Bloor St. 34 - 42 Brock Cres.
& 90 Croatia St.

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