

## **Attachment 5: Draft Zoning By-law Amendment**

Authority: Toronto and East York Community Council Item [-], as adopted by City of Toronto Council on **XX**, 20~

### **CITY OF TORONTO**

#### **Bill**

#### **BY-LAW - 20**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 238, 240, 260, and 280 Wellesley Street East and 650 Parliament 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;

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)".

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:
  - (A) 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 R (d1.0) (x888) to a zone label of (H) RAC (x243) and OR as shown on Diagram 2 attached to this By-law; and

- (B) 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) RAC (x243) 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: 1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 243 so that it reads:

(243) Exception RAC (243)

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 the lands municipally known as 238, 240, 260 and 280 Wellesley Street East and 650 Parliament Street, if the requirements of By-law [Clerks to insert By-law number], including Section 6, are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (NN) below;
- (B) For the purposes of this exception and By-law [Clerks to insert By-law number], each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) reference to "Block 1", "Block 2", and "Block 3" are the "Blocks" as identified on Diagram 5 of By-law [Clerks to insert By-law number];
  - (ii) reference to "Park Block" refers to the public **park** zoned OR on Diagram 5 and the "Block 4" identified on Diagram 5 of By-law [Clerks to insert By-law number];
  - (iii) reference to "**Street A1**", "**Street A2**" and "**Street A3**" refer to the **streets** identified on Diagram 5 of By-law [Clerks to insert By-law number];
  - (iv) reference to "**building A1**", "**building A2**", "**building A3**", and "**building B1**", are the new **buildings** within such "Blocks" as identified on Diagram 4 and Diagram 5 of By-law [Clerks to insert By-law number];

- (v) **"lot"** is defined as the lands outlined by black lines collectively as "Block 1", "Block 2", "Block 3", and "Block 4" as shown on Diagram 5 of By-law [Clerks to insert By-law number]; and
  - (vi) **"lot line"** is defined to include the boundary of any of "Block" identified on Diagram 5 of By-law [Clerks to insert By-law number];
  - (vii) **"Existing WP Buildings"** refers collectively to all the **buildings** and **structures** known as "238-240 Wellesley", "260 Wellesley", "280 Wellesley" and "650 Parliament" that **lawfully** existed on the lands as of [Clerks to insert enactment date of this By-law];
  - (viii) Reference to each of "238-240 Wellesley", "260 Wellesley", "280 Wellesley" and "650 Parliament" refers to one of the **"Existing WP Buildings"** on the lands as of [Clerks to insert enactment date of this By-law];
  - (ix) **"Enhanced Landscape Space"** means a space on the lands situated at ground level in the general locations shown on Diagram 4 of By-law [Clerks to insert By-law number], that are accessible to the public and may include pedestrian walkways, seating areas, **landscaped** plazas, **soft landscaping**, and ornamental **structures**, and is used principally for the purpose of sitting, standing and other uses such as sports, physical play or exercise;
  - (x) **car-share** or **car-sharing** means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made available for short-term rental, including hourly rental for the use of at least the occupants of the building erected on the lands;
  - (xi) **Oversized bicycle parking spaces** means a horizontal **bicycle parking space** that is used for an extra-large bicycle or a bicycle with attachments.
- (C) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the elevation of the highest point of the **building** or **structure** for each of "**building A1**", "**building A2**", "**building A3**", and "**building B1**" is the the Canadian Geodetic Datum elevation of 112.60 metres;
- (D) Despite Regulation 15.20.20.40(1), **dwelling units** are permitted in **mixed use buildings** and **apartment buildings** on the lands;
- (E) 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 4 of By-law [Clerks to insert By-law number];

- (F) Despite Regulations 15.5.40.10(2), (3), (4), (5) and (6) and (E) above the following equipment and **structures** may project beyond the permitted maximum height, as shown on Diagram 4 of By-law [Clerks to insert By-law number]:

- (i) For “**building A1**” and “**building A2**”:

- a. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, mechanical penthouse, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 9.0 metres;
- b. **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i)a. above, by an additional 1.0 metre;
- c. **building** maintenance units and window washing equipment, by a maximum of 5.0 metres listed above in (i)a and (i)b.;

- (ii) For “**building A3**”:

- a. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, mechanical penthouse, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 6.0 metres;
- b. **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (ii)a. above, by an additional 1.0 metre;
- c. **building** maintenance units and window washing equipment, by a maximum of 3.0 metres listed above in (i)a and (i)b.;

- (iii) For “**building B1**”:

- a. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, mechanical penthouse, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys and vents, by a maximum of 7.5

- metres;
- b. **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (iii)a. above, by an additional 1.0 metre;
  - c. **building** maintenance units and window washing equipment, by a maximum of 3.0 metres listed above in (i)a and (i)b.;
- (iv) architectural features, parapets and elements and **structures** associated with a **green roof**, 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;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite Regulations 15.20.40.40(1), the permitted maximum **gross floor area** and required minimum **gross floor area** for each new **building** on the lands is as follows:
- (i) For “**building A1**” and “**building A2**” as shown on Diagram 5 of By-law [Clerks to insert by-law number], the permitted maximum **gross floor area** is 54,300 square metres, of which a minimum of 2,700 square metres of **gross floor area** for non-residential uses must be provided, which must include a minimum of 1,600 square metres of **gross floor area** for a grocery store;
  - (ii) For “**building A3**” as shown on Diagram 5 of By-law [Clerks to insert by-law number], the permitted maximum **gross floor area** is 5,300 square metres; and,
  - (iii) For “**building B1**” as shown on Diagram 5 of By-law [Clerks to insert by-law number], the permitted maximum **gross floor area** is 21,500 square metres, of which a minimum of 464.5 square metres of **gross floor area** for a **community centre** must be provided;
- (H) In addition to Regulation 15.5.40.40(1), the **gross floor area** of a building may be reduced by the area in the building used for any indoor **amenity space**;

- (I) Despite Regulation 15.5.50.10, **landscaping** must be provided in accordance with the following:
- (i) a minimum of 50 percent of the lands for **landscaping**;
  - (ii) a minimum of 40 percent of the **landscaping** required in (i), above, must be **soft landscaping**
- (J) Despite Regulation 15.20.40.50, **amenity space** must be provided in accordance with the following:
- (i) For “**building A1**” and “**building A2**”, as shown on Diagram 5 of By-law [Clerks to insert By-law number]:
    - a. a minimum of 1.0 square metres per **dwelling unit** shall be indoor **amenity space**;
    - b. a minimum of 2.0 square metres per **dwelling unit** shall be outdoor **amenity space**;
    - c. no more than 25% of the outdoor component may be a **green roof**; and
    - d. a minimum of 595 square metres of outdoor **amenity space**, must be provided in the form of a rooftop garden;
  - (ii) For “**building A3**”, as shown on Diagram 5 of By-law [Clerks to insert By-law number]:
    - a. a minimum of 1.0 square metres for each **dwelling unit** must be indoor **amenity space**;
    - b. a minimum of 1.3 square metres for each **dwelling unit** must be outdoor **amenity space**; and
    - c. no more than 25% of the outdoor component may be a **green roof**;
  - (iii) For “**building B1**”, as shown on Diagram 5 of By-law [Clerks to insert By-law number]:
    - a. a minimum of 1.0 square metres for each **dwelling unit** must be indoor **amenity space**;
    - b. a minimum of 2.0 square metres per **dwelling unit** must be outdoor **amenity space**; and

- c. no more than 25% of the outdoor component may be a **green roof**.
- (K) Despite Regulations 15.20.40.70(1) to (4), the required minimum **building setbacks** are as shown, in metres, on Diagram 4 of By-law [Clerks to insert By-law number];
- (L) Despite Regulations 15.20.40.80(1) to (3), the required minimum separation of **main walls** between **buildings** are as shown, in metres, on Diagram 4 of By-law [Clerks to insert By-law number];
- (M) Despite Clause 15.5.40.50 and Clause 15.5.40.60 and (K) and (L) above, the following equipment, **structures** or elements of may encroach into the required minimum **building setbacks** and **main wall** separation distances on Diagram 4 of By-law [Clerks to insert By-law number]:
- (i) Decks and porches, by a maximum of 3.0 metres;
  - (ii) Balconies, by a maximum of 2.0 metres;
  - (iii) canopies and awnings, by a maximum of 3.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
  - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
  - (vii) window projections, by a maximum of 1.0 metre; and
  - (viii) air conditioners, satellite dishes, light fixtures, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (N) Despite (M)(i) and (ii) above, decks, porches, and balconies are not permitted to encroach into the required minimum **building setbacks** and **main wall** separation distances as shown on Diagram 4 of By-law [Clerks to insert By-law number] for “**building A3**”;
- (O) The provision of **dwelling units** for each of “**building A1**”, “**building A2**”, “**building A3**”, and “**building B1**”, containing 80 **dwelling units** or more is subject to the following:

- (i) a minimum of 15 per cent of the total number of **dwelling units** in each **building** must have two or more bedrooms;
  - (ii) a minimum of 10 per cent of the total number of **dwelling units** in each **building** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (iv) an additional 15 per cent of the total number of **dwelling units** in each **building** will be any combination of 2-bedroom and 3-bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of 2- and 3-bedroom **dwelling units**;
  - (v) **dwelling units**, as described in (iv) above, may be converted 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 (i) and (ii) above, results in a number with a fraction, the number may be rounded up to the nearest whole number;
- (P) 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;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), 20% of the required **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**;
- (R) **Car-share parking spaces** may be permitted and located at-grade or below-ground;
- (S) Despite Regulations 200.15.1(1), an accessible **parking space** must have the following dimensions:
- (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (T) The entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;



- (U) Despite regulation 200.15.1(4), accessible **parking spaces** must be located no more than 45 metres
- (i) from a barrier-free entrance to a **building** and;
  - (ii) to a passenger elevator that provides access to the **first floor** of a **building**;
- (V) Despite Regulations 220.5.1(2), and 220.5.10.1(1) to (8), **loading spaces** must be provided and maintained as follows:
- (i) For “**building A1**” and “**building A2**”, collectively:
    - a. a minimum of one (1) Type “G” **loading space**;
    - b. a minimum of one (1) Type “B” **loading space**; and,
    - c. a minimum of one (1) Type “C” **loading space**;
  - (ii) For “**building A3**”: a minimum of one (1) Type “G” **loading space**
  - (iii) For “**building B1**”:
    - a. a minimum of one (1) Type “G” **loading spaces**; and
    - b. a minimum of one (1) Type “C” **loading space**;
- (W) For only “**building A3**”, where **loading spaces** are provided on “Block 1” before the erection and use of “**building A3**”, the following applies:
- (i) Provision (V)(ii) does not apply for “**building A3**”;
  - (ii) Despite Regulation 220.5.1(2), loading spaces may be located within “**building A1**” and “**building A2**”, provided that the areas used for **loading spaces** must be connected below-ground between “Block 1” and “**building A3**” to allow access to those **loading spaces** on “Block 3” by “**building A3**”; and
  - (iii) **Loading spaces** within “**building A1**” and “**building A2**”, must be available for use by “**building A3**”;
- (X) For only “**building B1**”, where the required Type “C” **loading space** referenced in (V)(iii) above is provided on “Block 2” before the erection and use of “**building B1**”, the following applies:
- (i) (i) Provision (V)(iii)(b) does not apply for “**building B1**”;

- (Y) Despite Regulation 230.5.1.10(12):
- (i) one **bicycle maintenance facility** is required for, and may be shared between, “**building A1**” and “**building A2**”;
  - (ii) no **bicycle maintenance facility** is required for “**building A3**”; and
  - (iii) one **bicycle maintenance facility** is required for “**building B1**”; and
- (Z) Despite Regulation 230.5.1.10(7):
- (i) one shower and change facility is required for, and may be shared between, “**building A1**” and “**building A2**”;
  - (ii) no shower and change facility is required for “**building A3**”; and
  - (iii) one shower and change facility is required for “**building B1**”;
- (AA) Despite Regulation 230.5.1.10(4)(A), a **bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.8 metres;
  - (ii) width of 0.45 metres; and
  - (iii) vertical clearance from the ground of 1.9 metres;
- (BB) Despite Regulation 230.5.1.10(4)(B), a **bicycle parking space**, if placed in a vertical position on a wall, structure or mechanical device, must have the following minimum dimensions:
- (i) length or vertical clearance of 1.9 metres;
  - (ii) width of 0.35 metres; and
  - (iii) horizontal clearance from the wall of 1.1 metres.
- (CC) Despite Regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, each **bicycle parking space** must have the following minimum dimensions:
- (i) length of 1.6 metres;
  - (ii) width of 0.3 metres; and

- (iii) vertical clearance of 1.2 metres;
- (DD) Despite Regulation 230.40.1.20(1), short-term **bicycle parking spaces** may be located:
  - (i) outside of the **building**;
  - (ii) inside and on the first **storey** of the **building**;
  - (iii) second **storey** of the **building**; and/or
  - (iv) on the first level of the **building** below-ground;
- (EE) Despite Regulation 230.40.1.20(2), short-term **bicycle parking spaces** may be no more than 50 metres from any pedestrian entrance to the building on the **lot**;
- (FF) Despite Regulation 230.5.1.10(10), short-term **bicycle parking spaces** may be provided in any combination of **non-stacked bicycle parking space** or **stacked bicycle parking** arrangements with the exception of **oversized bicycle parking spaces**;
- (GG) Despite Regulation 230.5.1.10(9), long-term **bicycle parking spaces** may be located outdoors or indoors in an enclosed room or enclosure on any floor of a **building**, but is not required to occupy 50 percent of the area;
- (HH) If a **building** has uses for which 8 or more "long-term" **bicycle parking spaces** are required, a minimum of 40 percent of the required "long-term" **bicycle parking spaces**, rounded up to the nearest whole number, must be horizontally positioned on the ground and can include a **non-stacked bicycle parking space** or the bottom **bicycle parking space** of a **stacked bicycle parking space**;
- (II) Despite Regulation 230.5.1.10, the minimum aisle widths accessing a **stacked bicycle parking space** and a **non-stacked bicycle parking space** is 1.8 metres;
- (JJ) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by regulation 970.30.15.5(1).
- (KK) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law **[Clerks to insert By-law number]** no **building** or **structure**, with the exception of "Existing WP **Buildings**", may be erected or used:

- (i) unless the **street** identified as "**Street A1**" on Diagram 5 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (ii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "**Street A1**" on Diagram 5 of By-law [Clerks to insert By-law number], and are operational;
  - (iii) below-ground **structures** and foundations located on any of part of any Block as shown on Diagram 5 of By-law [Clerks to insert By-law number], are not subject to the restrictions of Provisions (i) to (ii) above;
- (LL) In addition to Regulation 5.10.30.1(1), within the lands shown on Diagram 1 of By-law [Clerks to insert By-law number] no **building** or **structure**, with the exception of "Existing WP **Buildings**", may be erected or used on Block 2 and Block 3:
- (i) unless the **street** identified as "**Street A2**" on Diagram 5 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;
  - (ii) unless the **street** identified as "**Street A3**" on Diagram 5 of By-law [Clerks to insert By-law number], is constructed to a minimum base asphalt or concrete and is connected to an existing **street**;
  - (iii) unless all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "**Street A2**" on Diagram 5 of By-law [Clerks to insert By-law number], and are operational;
  - (iv) unless all required Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "**Street A3**" on Diagram 5 of By-law [Clerks to insert By-law number], and are operational;
  - (v) below-ground **structures** and foundations located on any of part of any "Block 2" and "Block 3" as shown on Diagram 5 of By-law [Clerks to insert By-law number], are not subject to the restrictions of Provisions (i) to (iv) above;
- (MM) The issuance of above ground **building** permits are subject to the following:

- (i) prior to issuance of any above ground building permit for “**building A1**”, “**building A2**”, “**building A3**”, and “**building B1**” as shown on Diagram 5 of By-law [Clerks to insert By-law number], the **street** identified as “**Street A1**” on Diagram 5 of By-law [Clerks to insert By-law number] must be constructed to a minimum base curb and base asphalt or concrete and conveyed to the City;
  - (ii) prior to issuance of any above ground building permit for “**building A3**” and “**building B1**” as shown on Diagram 5 of By-law [Clerks to insert By-law number], the **street** identified as “**Street A2**” on Diagram 5 of By-law [Clerks to insert By-law number] must be constructed to a minimum base curb and base asphalt or concrete and conveyed to the City;
  - (iii) prior to issuance of any above ground building permit for “**building A3**”, and “**building B1**” as shown on Diagram 5 of By-law [Clerks to insert By-law number], the **street** identified as “**Street A3**” on Diagram 5 of By-law [Clerks to insert By-law number] must be constructed to a minimum base asphalt or concrete and conveyed to the City;
- (NN) Despite (C) to (MM) above, the following provisions apply to the “Existing WP **buildings**” on the lands:
- (i) in addition to the permitted uses in Article 15.20.20, the uses **lawfully existing** on the lands as of [Clerks to insert enactment date of this By-law] are permitted;
  - (ii) the existing maximum **gross floor area** for residential uses for each of “238-240 Wellesley”, “260 Wellesley”, “280 Wellesley” and “650 Parliament” **lawfully existing** on the lands as of [Clerks to insert enactment date of this By-law] is permitted;
  - (iii) for “238-240 Wellesley”:
    - a. a minimum of 1,000 square metres of **gross floor area** must be maintained for non-residential uses, of which a minimum of 62 square metres of **gross floor area** must be provided and maintained as space that is operated by or on behalf of a government or **non-profit organization** providing community activities and/or services, and may include an art gallery, artist studio, **club**, **community centre**, **custom workshop**, **day nursery**, **education use**, **museum**, **office**, **performing arts studio**, **place of assembly**, **private school**, **production studio**, and/or a **wellness centre**;

b. **amenity space** shall be provided in accordance with the following:

- i. A minimum of 0.9 square metres **per dwelling unit** shall be indoor **amenity space**;
- ii. A minimum of 0.2 square metres **per dwelling unit** shall be outdoor **amenity space**; and
- iii. the outdoor component may not be a green roof;

(iv) for “260 Wellesley”:

- a. A minimum of 600 square metres of **gross floor area** must be maintained non-residential uses, of which a minimum of 45 square metres of **gross floor area** must be provided and maintained as space that is operated by or on behalf of a government or **non-profit organization** providing community activities and/or services, and may include an **art gallery, artist studio, club, community centre, custom workshop, day nursery, education use, museum, office, performing arts studio, place of assembly, private school, production studio**, and/or a **wellness centre**;
- b. **amenity space** shall be provided in accordance with the following:
  - i. A minimum of 0.3 square metres **per dwelling unit** shall be indoor **amenity space**;
  - ii. A minimum of 0.7 square metres **per dwelling unit** shall be outdoor **amenity space**; and

(v) for “280 Wellesley”:

- a. a minimum 140 square metres of **gross floor area** must be maintained for non-residential uses;
- b. **amenity space** shall be provided in accordance with the following:
  - i. A minimum of 0.1 square metres **per dwelling unit** of indoor **amenity space**;

- ii. A minimum of 1.2 square metres per dwelling unit of outdoor **amenity space**;
- (vi) For “650 Parliament”:
  - a. **amenity space** shall be provided in accordance with the following:
    - i. a minimum of 1.4 square metres per **dwelling unit** shall be indoor **amenity space**; and
    - ii. a minimum of 1.5 square metres per **dwelling unit** shall be outdoor **amenity space**;
- (vii) the permitted maximum height of each of “238 Wellesley”, “260 Wellesley”, “280 Wellesley” and “650 Parliament”, including any equipment, **structures** or elements of each **building** that are **lawfully existing** on the lands as of [Clerks to insert enactment date of this By-law] are permitted;

Prevailing By-laws and Prevailing Sections: None Apply

6. 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.

**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 and as permitted within the existing zoning as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed;
- (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, at their sole cost and expense, has obtained approval of a Draft Plan of Subdivision under subsections 51(31) or 51(56) of the *Planning Act* and entered into a Subdivision Agreement pursuant to subsections 51(25) or 51(26) of the *Planning Act* for all the lands municipally known as 238 Wellesley Street East, 240 Wellesley Street East, 260 Wellesley Street East, 280 Wellesley Street East, 650 Parliament Street East and a portion of 77 Howard Street, all satisfactory to the Director, Engineering Review, Executive Director, Development Review and the City Solicitor;

- (ii) the owner or applicant has submitted, at their sole cost and expense, a Servicing Report, a Stormwater Management Report, and a Hydrogeological Review, including the Foundation Drainage Report or addendums and any required materials and analysis to address stormwater, sanitary and water capacity matters and infrastructure improvements and/or new municipal infrastructure, including the design of such infrastructure, determined to be required to support the development of a building and/or block to which the amending by-law to remove the “(H)” symbol applied (“Engineering Reports”), satisfactory and acceptable to the Director, Engineering Review and the General Manager, Toronto Water;
- (iii) Arising from the accepted and satisfactory Engineering Reports from (ii) above regarding any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
  - (a) The owner or applicant, at their sole cost and expense, 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 Engineering Reports, to support the development, in a financial secured agreement, including a Subdivision Agreement required in (B)(i) above, all to the satisfaction of the Director, Engineering Review and the General Manager, Toronto Water; or
  - (b) One or more of the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Engineering Reports in (ii) above are constructed and operational, all to the satisfaction to the Director, Engineering Review and the General Manager, Toronto Water.

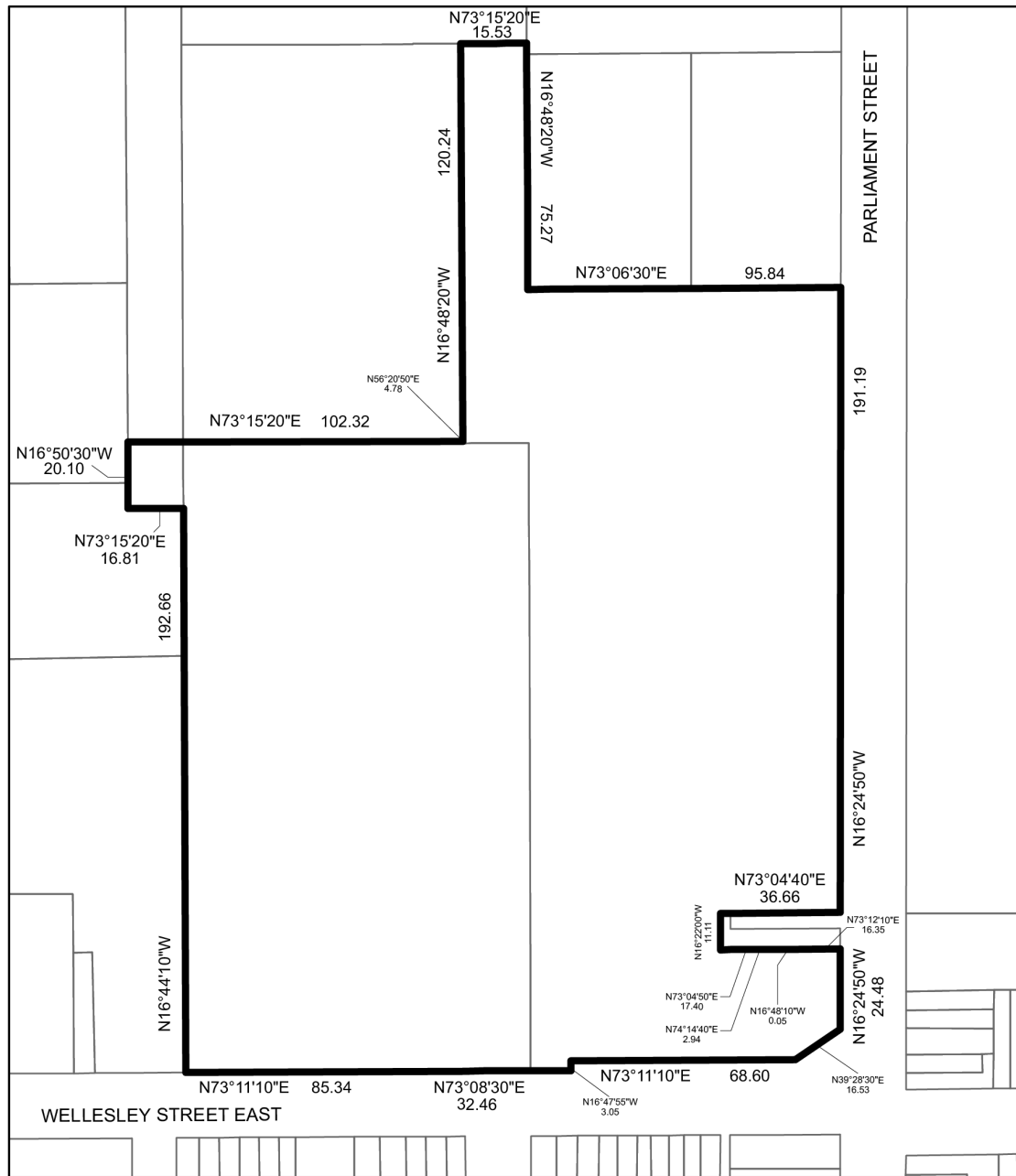
Enacted and passed on [Clerks to insert date].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)

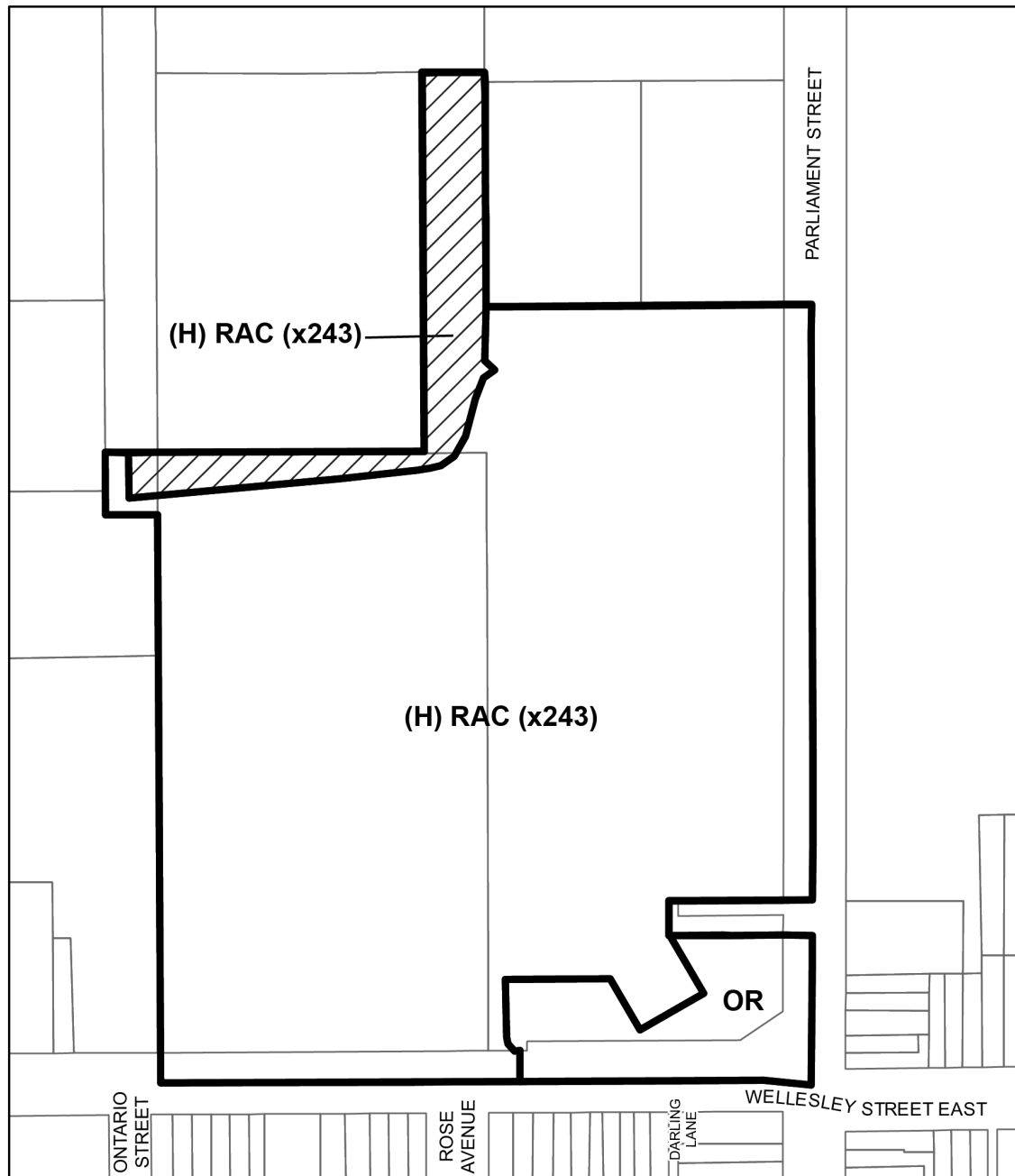




**Toronto**  
Diagram 1

**238-280 Wellesley Street East  
& 650 Parliament Street**

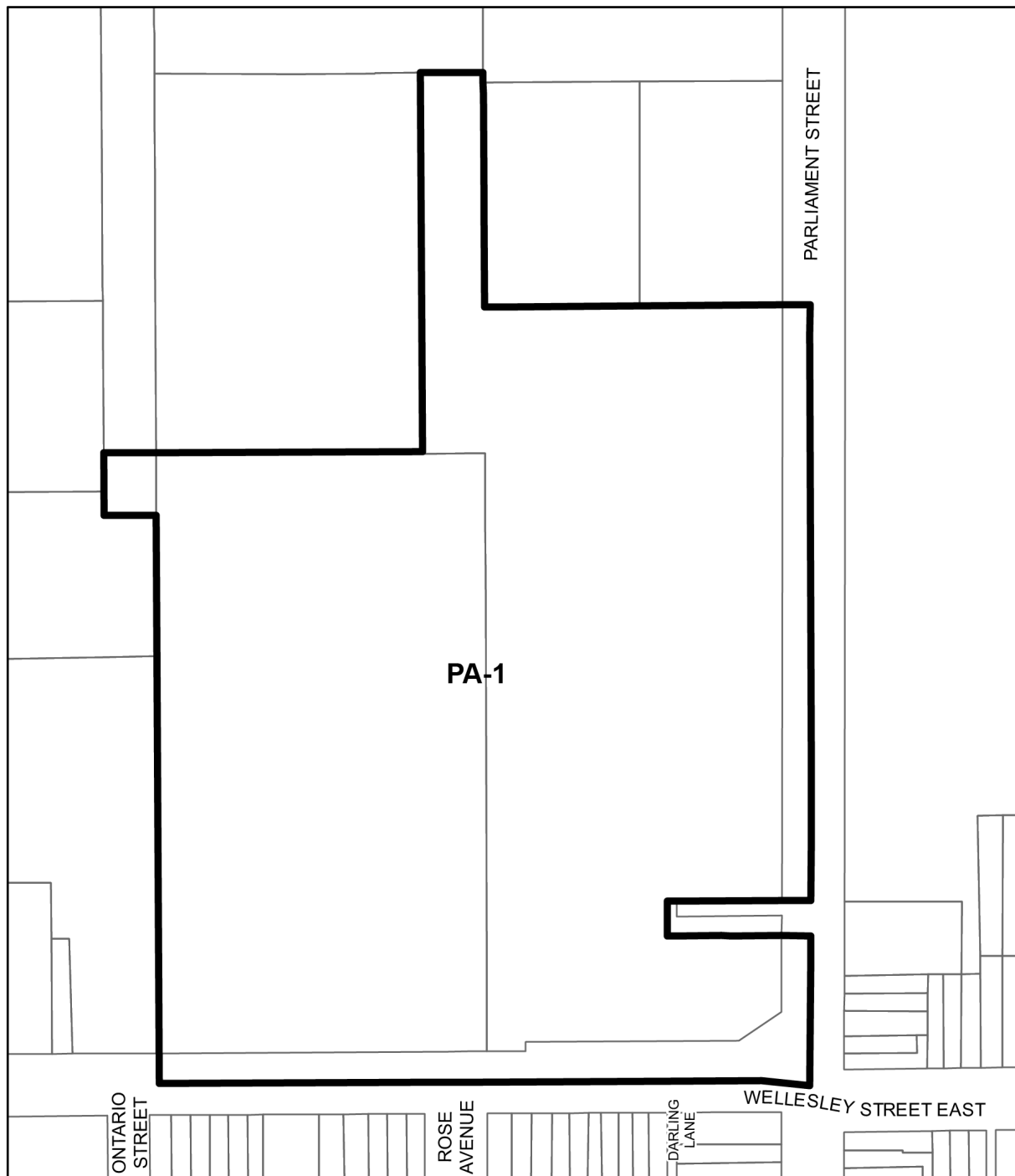
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 **TORONTO**  
Diagram 2

**238-280 Wellesley Street East  
& 650 Parliament Street**

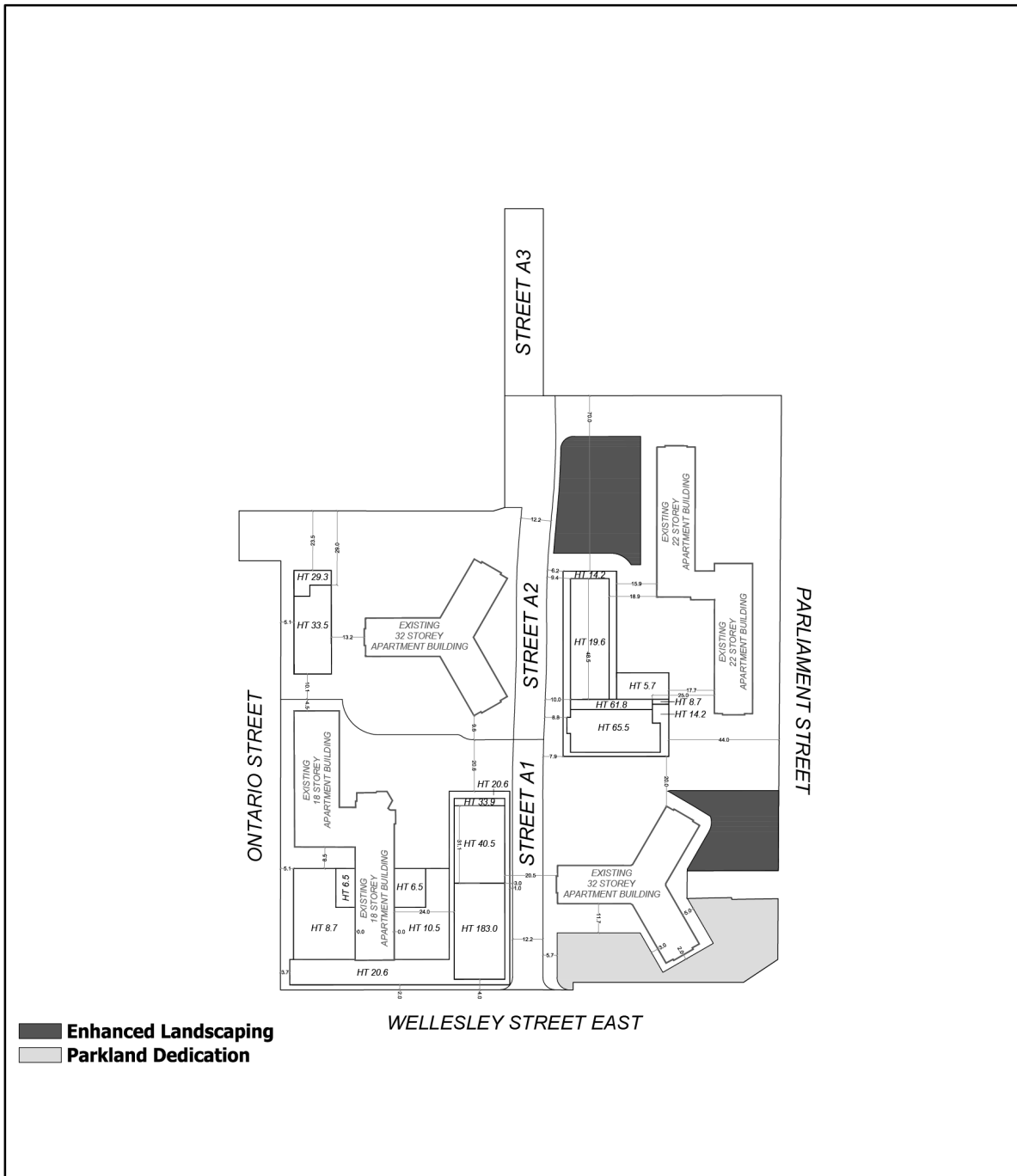
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 **Toronto**  
Diagram 3

**238-280 Wellesley Street East  
& 650 Parliament Street**

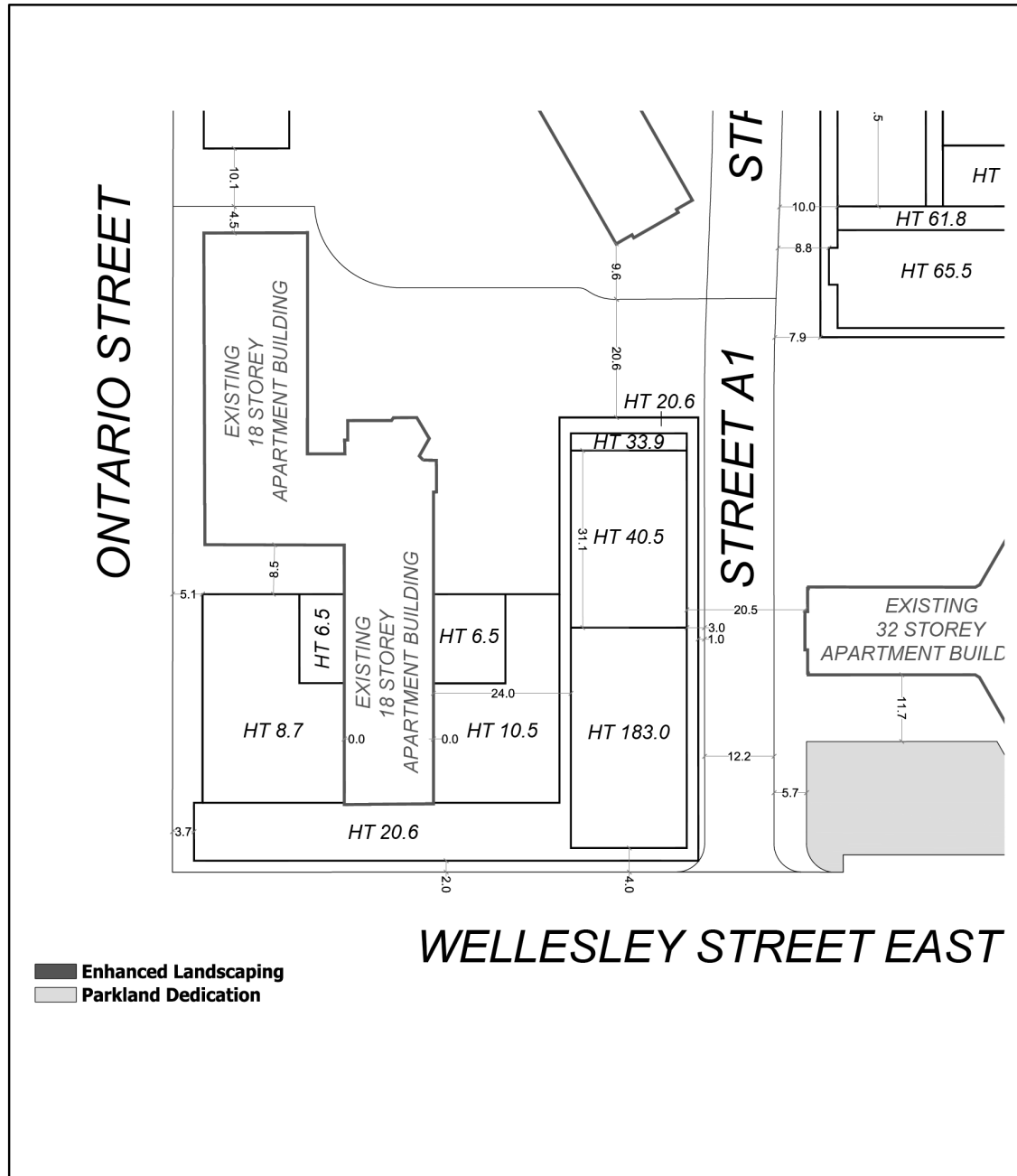
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**Toronto**  
Diagram 4

**238-280 Wellesley Street East  
& 650 Parliament Street**

File # 18 148195 STE 28 02



 **TORONTO**  
Diagram 4a

238-280 Wellesley Street East  
& 650 Parliament Street

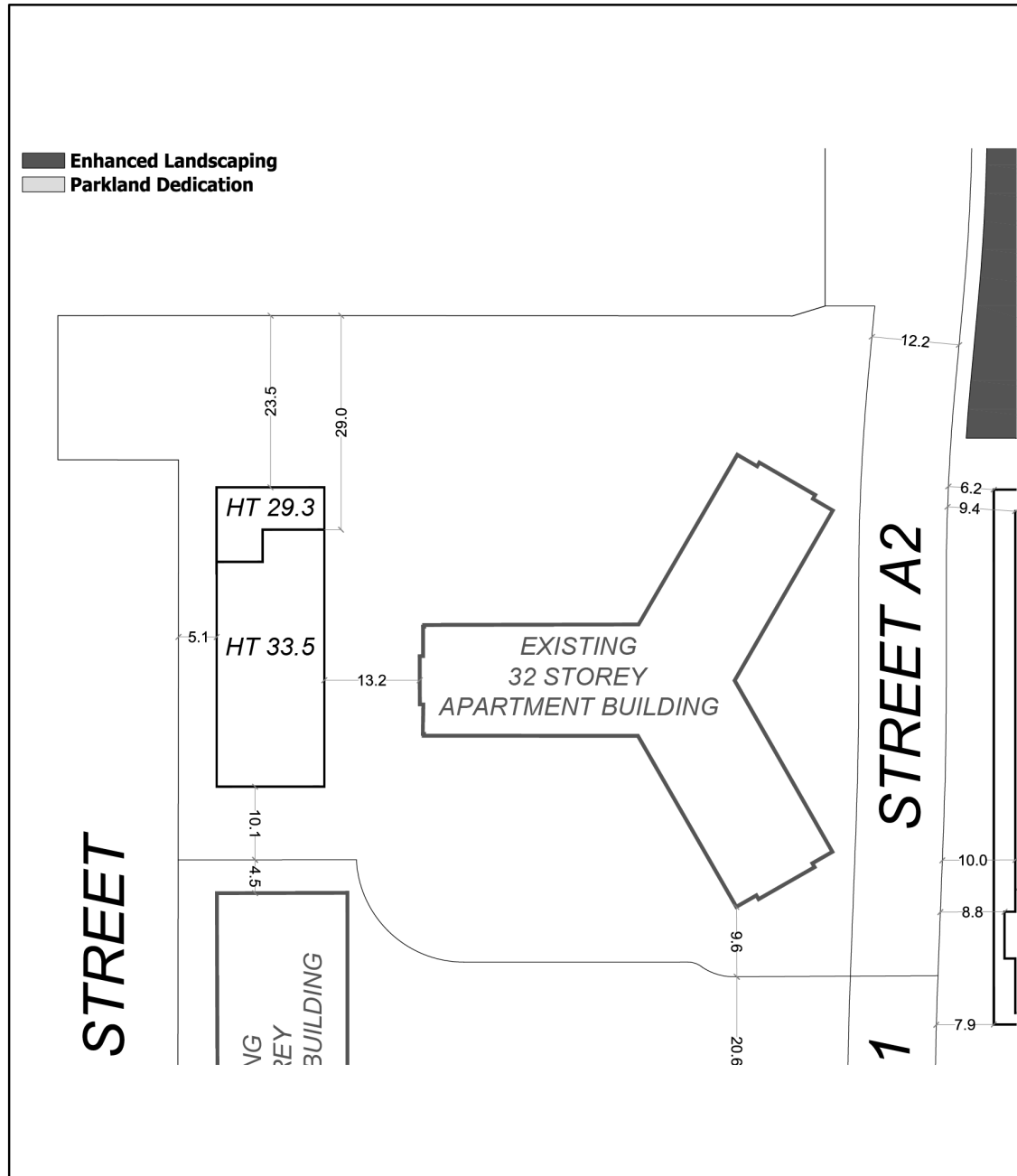
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**Toronto**

**238-280 Wellesley Street East  
& 650 Parliament Street**

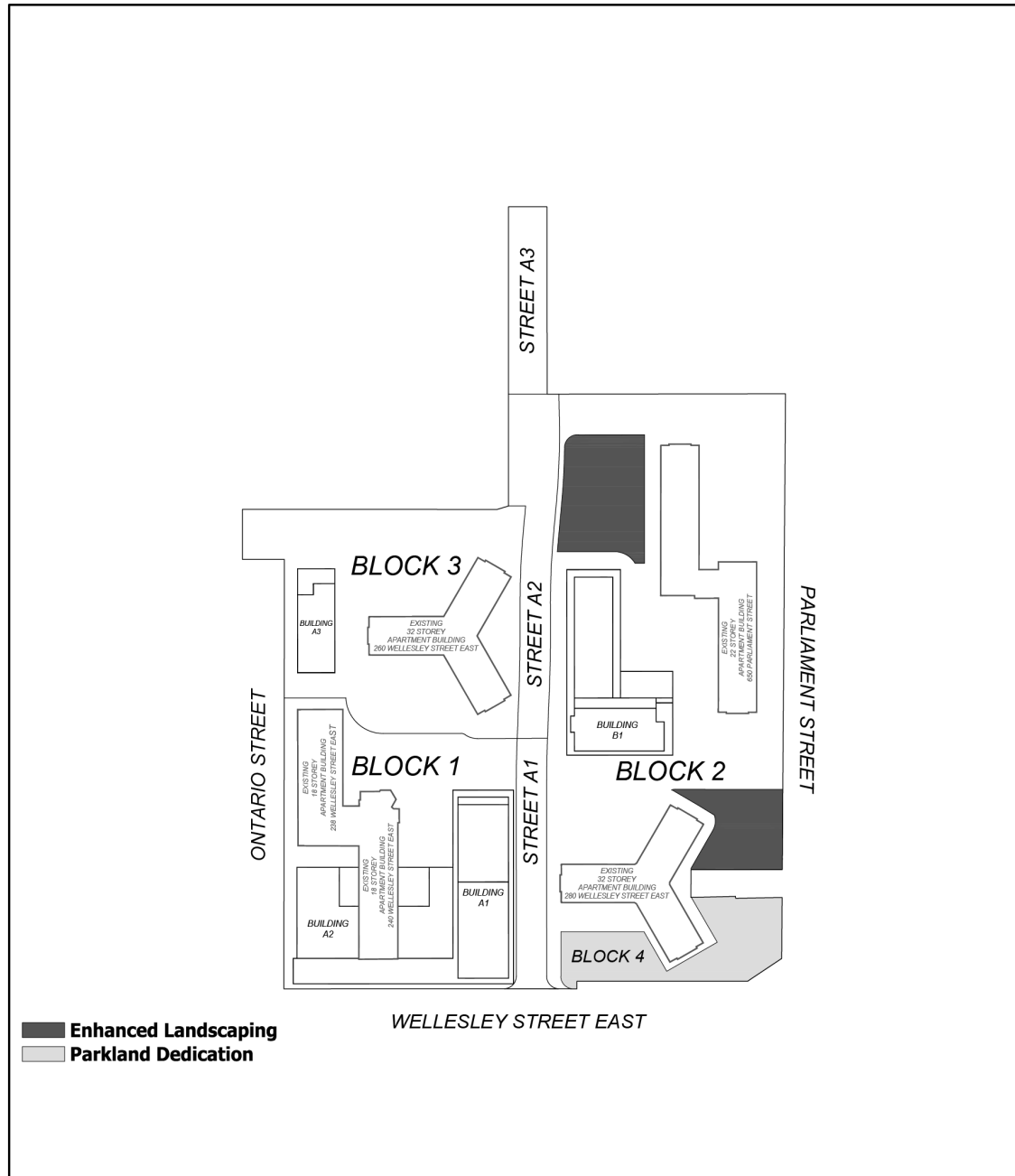
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 **TORONTO**  
Diagram 4c

**238-280 Wellesley Street East  
& 650 Parliament Street**

File # 18 148195 STE 28 0Z

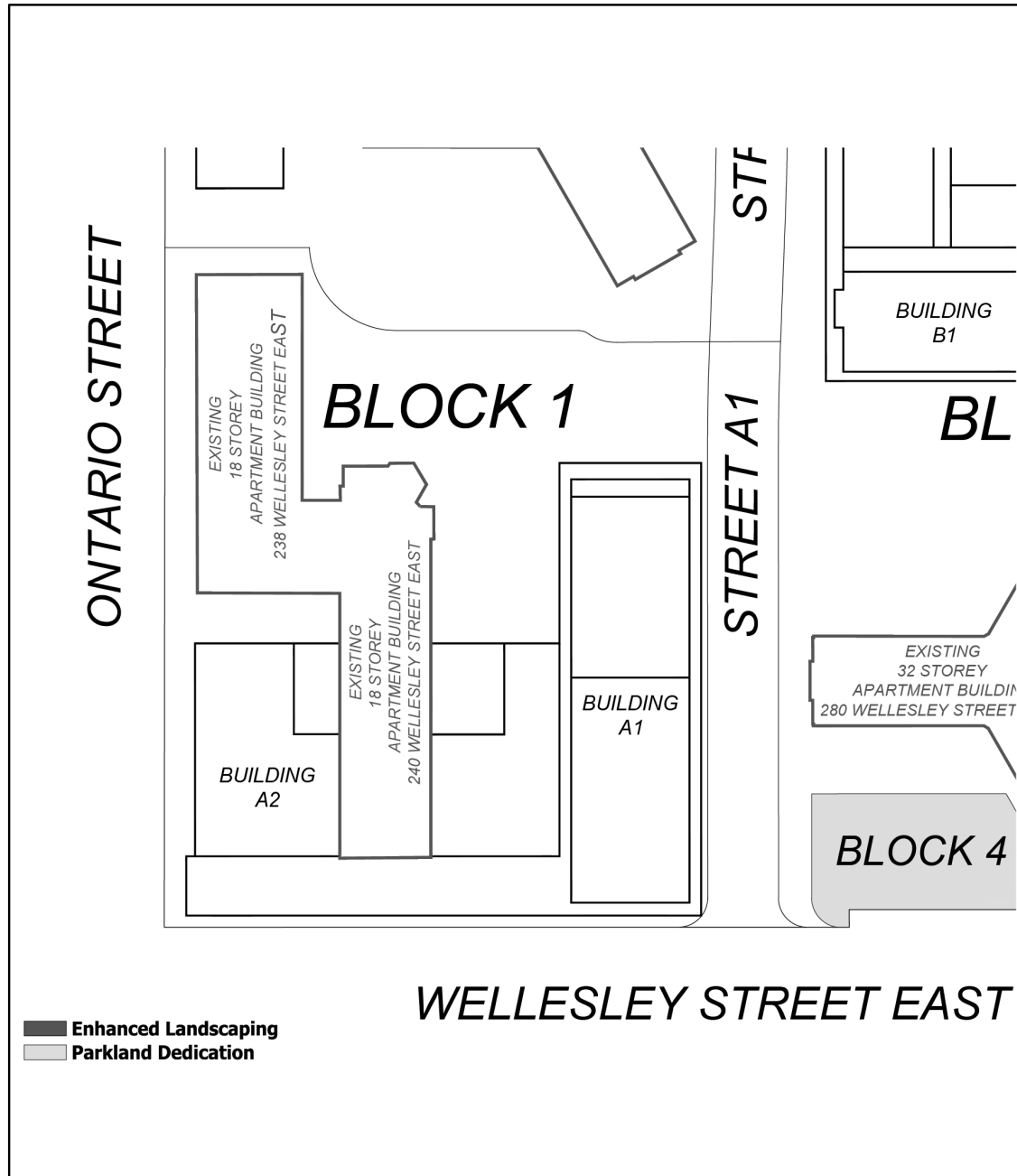


 **TORONTO**  
Diagram 5

**238-280 Wellesley Street East  
& 650 Parliament Street**

File # 18 148195 STE 28 0Z

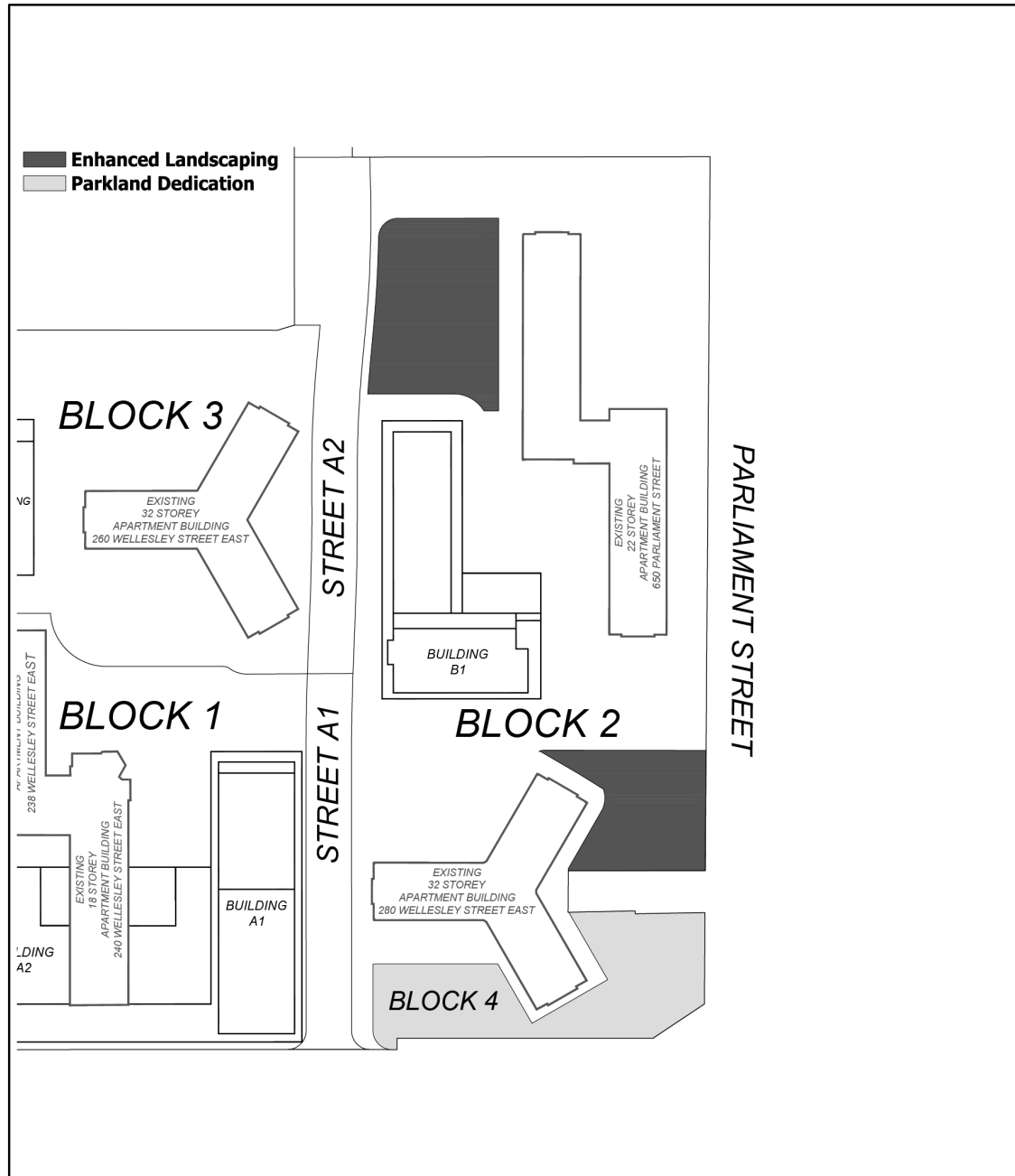




 **TORONTO**  
Diagram 5a

238-280 Wellesley Street East  
& 650 Parliament Street

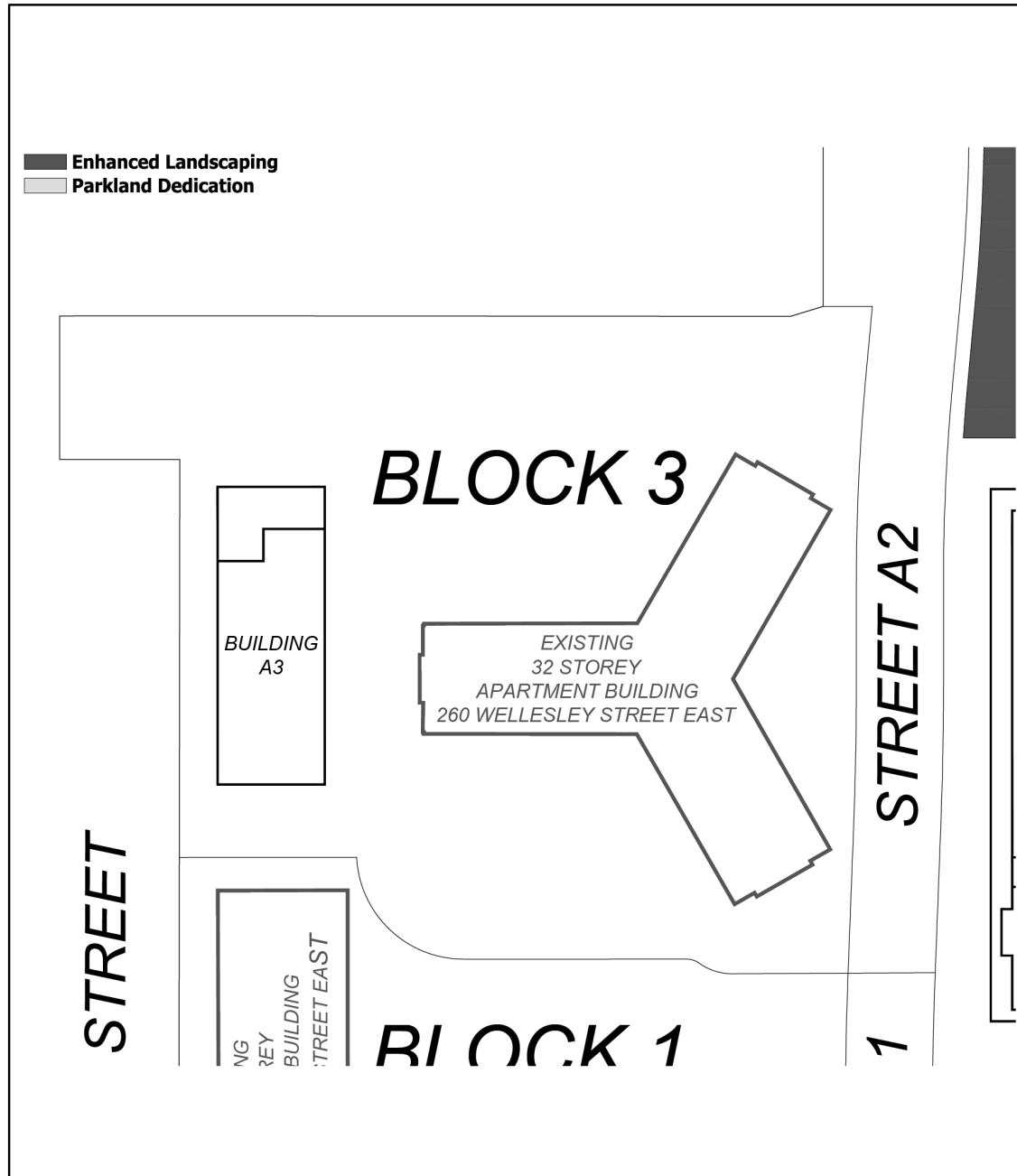
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 **TORONTO**  
Diagram 5b

**238-280 Wellesley Street East  
& 650 Parliament Street**

File # 18 148195 STE 28 0Z



 **TORONTO**  
Diagram 5c

**238-280 Wellesley Street East  
& 650 Parliament Street**

File # 18 148195 STE 28 0Z