

Authority: Toronto and East York Community Council Item \_\_\_\_\_, as adopted by City of Toronto Council on \_\_\_\_\_, 2023

## CITY OF TORONTO

### BY-LAW No. XXXX-2022

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 15-17 Elm 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*; and

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, 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 to CR (xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number xXXX so that it reads:

#### **Exception CR xXXX**

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 15-17 Elm Street, shown on Diagram 1 of By-law XXX-2022, if the requirements of By-law XXX-2022 are complied with then an **apartment building** may be constructed in compliance with (B) to (#) below;
- (B) For the purpose of this exception, the **lot** is shown in heavy line on Diagram 1 of By-law ###-2022;

- (C) Regulation 10.10.40.30(1) with respect to **building depth** does not apply;
- (D) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** provided on the **lot** is 14,600 square metres, of which a maximum of 320 square metres may be non-residential **gross floor area**.
- (E) Despite regulation 10.10.40.50(1) **amenity space** must be provided on the **lot** as follows
- i. A minimum rate of 2.5 square metres of indoor **amenity space** for each **dwelling unit**;
  - ii. A minimum rate of 0.5 square metres of outdoor **amenity space** for each **dwelling unit**;
- (F) Despite clause 10.5.40.60, and (#) above, the following may encroach into the required minimum **building setbacks** on Diagram 3 of By-law ###-2022 as follows:
- i. Architectural features, air intake and air handling units, chimneys, lighting fixtures, communication equipment, flues, window washing equipment, screens cornices, architectural elements, pilasters and eaves, bay windows, window sills and light fixtures;
  - ii. Balconies, stairs, stair enclosures, doors, wheelchair ramps, screens, site servicing features and underground garage ramps and associated structures;
- (G) Despite regulation 10.5.40.10(1) of By-law XXX-2022, the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 93.9 metres and the highest point of the **building** or **structure**;
- (H) Despite regulations 10.10.40.10(1) and 10.5.40.10(3) the permitted maximum height for a **building** or **structure**, including the mechanical penthouse containing equipment and **structures** used for the functional operation of the **building**, must not exceed the height as specified in metres by the numbers following the symbol "HT" on Diagram 3 of By-law ###-2023;
- (I) Despite regulation 10.10.40.10(8) for all buildings on the **lot** on Diagram 3 of By-law XXX-2022, the following **structures** may exceed the permitted maximum height specified in metres by the numbers following the symbol "HT" on Diagram 3 of By-law ###-2023, in accordance with the following:
- iii. Architectural features, air intake and air handling units, communication equipment, cooling tower, elevator overruns, exit stairs, stairs, stair enclosures, fences, flues, landscape and public art features, noise attenuation walls, pipes, window washing equipment, and elevator

machine room;

- iv. Awnings, chimneys, bicycle racks, bollards, guardrails, lighting fixtures, planters, ornamental elements, cornices, platforms, railings, retaining walls, parapets, railings, balustrades, roof drainage systems, screens, stacks, terraces, green roof, trellises, insulation and roof surface materials, vents, wind protection, and window sills;
- (J) Despite Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- i. A maximum of 23 **parking spaces** for residents shall be provided;
- (K) Despite (J) above, **parking spaces** may be located within a fully automated parking garage.
- (L) **Bicycle parking spaces** shall be provided on the **lot** in accordance with the following:
- i. a minimum of 0.7 long-term **bicycle parking spaces** shall be provided for each dwelling unit;
  - ii. a minimum of 0.2 short term **bicycle parking spaces** shall be provided for each dwelling unit; and
  - iii. **Bicycle parking spaces** may be provided may be provided in a **stacked bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions, may be located indoors or outdoors, may be located in a secured room or enclosure or area on any floor of a building and may be located below, at or above *grade* and may be located more than 30 metres from a pedestrian entrance.
- (M) **Loading spaces** shall be provided and maintained on the **lot** in accordance with the following:
- i. One – loading space - Type ‘G’; and

Prevailing By-laws and Prevailing Sections:

(A) None Apply

5. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law 569-2013, as amended, with the exception of the following terms:

(a) **Long Term Bicycle parking space** means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:

- (i) where the bicycles are to be parked on a horizontal surface, dimensions shall be as follows:
    - (a) minimum length of 3.9 metres
    - (b) minimum width of: 0.7 metres, and
    - (c) minimum vertical clearance of 2 metres
  
  - (ii) where the bicycles are to be parked in a vertical position, dimensions shall be as follows:
    - (a) minimum length or vertical clearance of 1.9 metres
    - (b) minimum width of 0.7 metres, and
    - (c) minimum horizontal clearance from the wall of 2 metres
  
  - (iii) where bicycles are to be parked in a **stacked bicycle parking space**, dimensions shall be as follows:
    - (a) minimum length of 3.9 metres
    - (b) minimum width of 0.7 metres, and
    - (c) minimum vertical clearance for each **bicycle parking space** of 2.0 metres; and
- (b) **Short Term Bicycle parking space** means an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, and:
- (i) where the bicycles are to be parked on a horizontal surface, dimensions of a **bicycle parking space** shall be as follows:
    - (a) minimum length or vertical clearance of 1.9 metres
    - (b) minimum width of 0.7 metres, and
    - (c) minimum horizontal clearance from the wall of 2 metres
  
  - (ii) where the bicycles are to be parked in a vertical position, on a wall, structure, or mechanical device, or **parking stacker**, dimensions shall be as follows:
    - (a) minimum length or vertical clearance of 1.9 metres
    - (b) minimum width of 0.7 metres, and
    - (c) minimum horizontal clearance from the wall of 2 metres
  
  - (iii) where bicycles are to be parked in a **stacked bicycle parking space**, dimensions shall be as follows:
    - (a) minimum length of 3.9 metres
    - (b) minimum width of 0.7 metres, and
    - (c) minimum vertical clearance for each **bicycle parking space** of 2.0 metres; and
- (a) **established grade** means 93.9 metres Canadian Geodetic Datum;

- (b) **Height** means the vertical distance between *grade* and the highest point of the building, as shown on Map 2, exclusive of any elements described in 3(c) above;
  - (c) **Lot** means those lands identified in heavy line on Map 1 attached to and forming part of this By-law; and
6. The provisions of this by-law will continue to apply despite any future severance, partition, dedication or division of the lands outlined by heavy black lines on Diagram 1 attached to this By-law.

Enacted and passed on \_\_\_\_\_, 2023.

Speaker

City Clerk

(Seal of the City)





