

Authority: Toronto and East York Community Council
Item XXXX, adopted as amended, by City of Toronto
Council on XX, 20XX

CITY OF TORONTO

BY-LAW XXXX-20XX

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1134 and 1140 Yonge 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;

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 from R (f5.-0; d0.6)(x128) and CR 2.5 (c2.0; r2.0) SS2 (x1796) to CR (xxxxx) 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 XXXX so that it reads:

Exception CR xxxxx

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provision, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulations 40.10.40.40(1) & (2), the permitted maximum **gross floor area** is 18,000 square metres, provided:
 - (i) The residential **gross floor area** does not exceed 16,000 square metres; and

- (ii) The **non-residential gross floor area** does not exceed 2,000 square metres;
- (B) The permitted maximum number of **dwelling units** is 66;
- (C) Despite regulation 40.5.40.10(1) & (2) the height of a **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 121.80 metres to the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.10(2), the permitted maximum height of the **building** or **structure**, is the height in metres specified by the numbers following the symbol HT as shown on Diagram 3 of By-law XXXX -2020;
- (E) Despite (D) above and in addition to Clause 40.5.40.10, the following may project above the permitted maximum height as shown on Diagram 3 attached to By-law XXXX-2020 as follows, by not more than 7.5 metres;
 - (i) equipment and structures used for the functional operation of the **building** and the screening of these equipment and structures;
 - (ii) parapets, balustrades, railings, wind screens, balcony guards, handrails, window sills, skylights, terraces, light fixtures, scuppers, roof drainage, vents, stacks, roof access hatches, fall-arrest systems, insulation and building envelope membranes, bollards, outdoor furniture, planters and built-in planter boxes;
 - (iii) **green roof** and associated elements, including parapets and sloped toppings;
 - (iv) divider screens, visual screens, fences, sound barriers, acoustical screens, and privacy screens, swimming pools, decks, elevator overruns; and
 - (v) pergolas, trellises, awnings, window washing equipment;
- (F) Notwithstanding Regulation 40.10.50.10(3), a 0.9 metre wide **soft landscaping** strip must be maintained along the west lot line abutting the Residential zone;
- (G) Despite Clause 40.10.20.100(21)(B), the maximum permitted area of an outdoor patio is 90.0 square metres;
- (H) Despite Clause 40.10.40.70(2) the minimum required **building setbacks** are as shown on Diagram 3 of By-law XXXX-2020;

- (I) Despite (F) above, regulation 40.5.40.60(1) and Clause 40.10.40.60 the following may encroach into the required minimum **building setbacks** as follows:
- (i) cornices, ornamental elements, pillars, art and landscape features, awnings, balconies, canopies, parapets, railings, wind screens, balcony guards, handrails, window sills, terraces, trellises, light fixtures, scuppers, fall-arrest systems, window washing equipment, site servicing features, insulation and building envelope membranes, bollards, built-in planter boxes by not more than 2.0 metres;
 - (ii) patios, decks, doors, wheelchair ramps, hose bibs, ventilation shafts and mechanical grilles by not more than 1.5 metres;
 - (iii) balconies and associated elements, including screens and planters, by no more than 5.0 metres and in accordance with the following:
 - (a) Any exterior flooring, associated elements to exterior flooring, and structural elements that do not exceed a height of 0.30 metres;
 - (b) Any walls, sound barriers, acoustical screens, dividers, guardrails, screens or planters do not exceed a height of 2.0 metres, measured from the surface of the balcony;
 - (c) They are located at least 10.5 metres above **average grade** along the rear **main wall**; and
 - (d) They are located at least 10.5 metres above **average grade** along the front **main wall** and the west side **main wall**;

Prevailing By-laws and Prevailing Sections: None Apply.

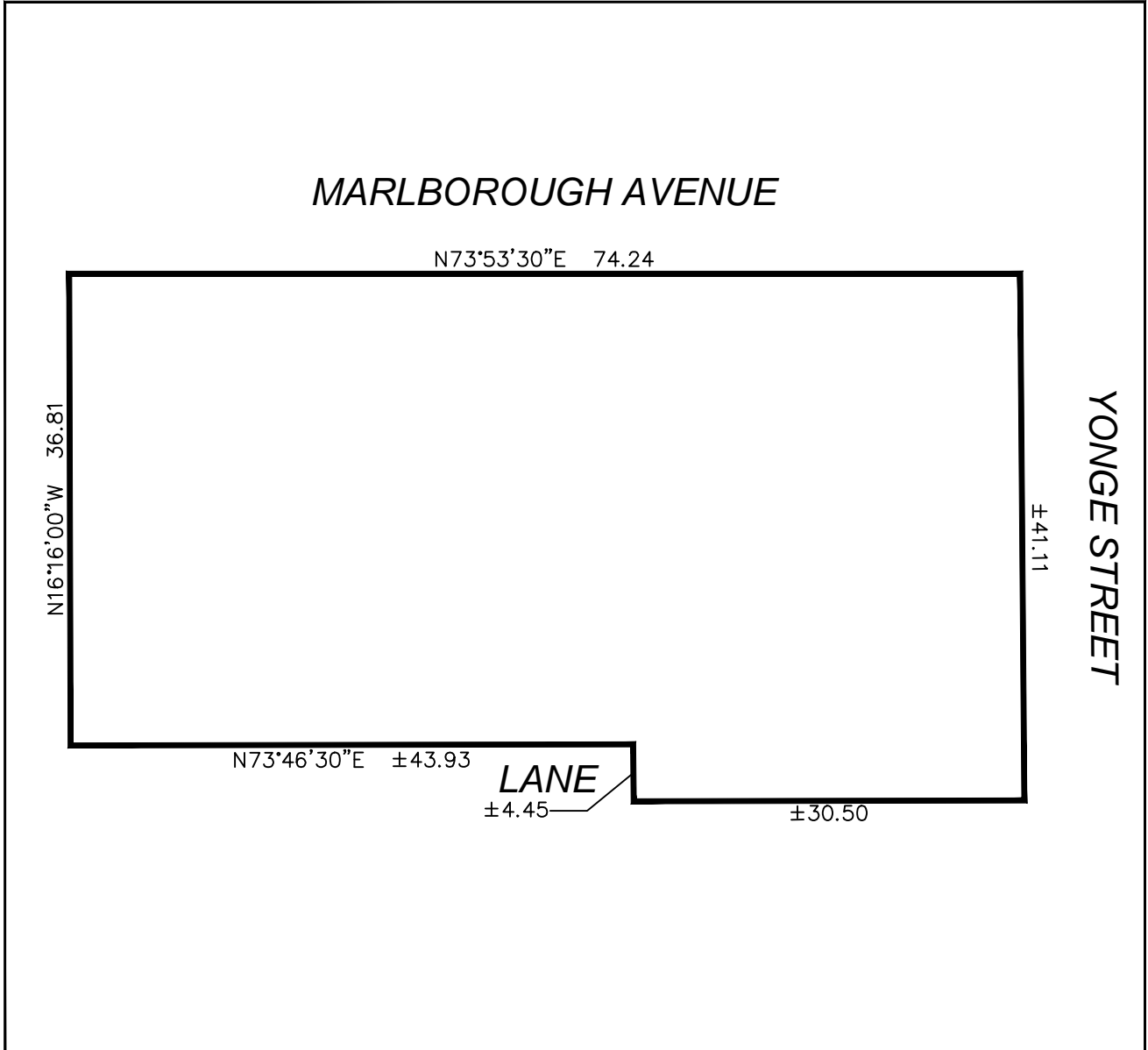
5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law apply as if no severance, partition or division occurred.

Enacted and passed on ---, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



1134-1140 Yonge Street, Toronto

Diagram 1

File #20 _____



Not to Scale

