

CITY OF TORONTO

BY-LAW ____-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 1637, 1639, 1641, 1643 and 1645 Bathurst Street in the year 2018

Whereas authority is given to Council by 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 R (xXXX) [**City Clerk to administratively assign Exception #**], as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception Number R (xXXX) [**City Clerk to administratively assign Exception #**] to Article 900.2.10 so that it reads:

Exception R (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 1637, 1639, 1641, 1643 and 1645 Bathurst Street, if the requirements of By-law ### [**City Clerk to provide By-law #**] are complied with, none of the provisions of By-law No. 569-2013, and none of the provisions of Section 12(1)365 of former City of Toronto By-law No. 438-86, shall apply to prevent the erection and use of apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted in By-law ### [**City Clerk to provide By-law #**];
- (B) In addition to the uses permitted by regulation 10.10.20, **car-share parking spaces** are permitted;

(C) Despite regulations 10.5.60.50(2) and 10.10.40.40.(1), the amount of **gross floor area** erected or used on the lands shall be as follows:

- (i) The residential **gross floor area** of the **building** shall not exceed 8,250 square metres; and

(D) Despite regulations 10.10.40.30 and 10.10.40.70, no part of the **building** erected or used above the **established grade** is permitted to be located outside the areas delineated by heavy lines as shown on Diagram 2 of By-law ### [NTD: City Clerk to provide By-law #];

(E) Despite subsection (D) above, the following encroachments are permitted for the **building**:

- (i) Antennae, arbours, architectural features, awnings, balustrades, bay windows, bicycle racks, bollards, canopies, chimneys, cooling towers, cooling tower perimeter walls, cornices, decks, decorative features, eaves, exhaust flues, fences, finials, garbage chute overruns, guardrails, landscape and public art features, lighting fixtures, lightning rods, monuments, ornamental elements, parapets, patios, pipes, planters, platforms, porches, railings, retaining walls, screens, signage, soffits, stacks, stairs, stair enclosures, stair landings, supportive columns, terraces, terrace guards, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, window sills, window washing equipment;
- (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and overruns, and associated structures;
- (iii) Elements or structures on any roof used for outside or open air recreation, including amenity space, and for maintenance, safety, wind protection or green roof purposes; and
- (iv) Balconies are permitted to project a maximum of 2.0 metres beyond the heavy lines shown on Diagram 2;

(F) Despite regulations 10.5.60.40, 10.5.40.10.(3) and (4), and 10.10.40.10(1)(A), the height of the **building** erected on the lands must not exceed:

- (i) The maximum **height** in metres permitted as indicated by the numbers following the letter “H” as shown on Diagram 2 of By-law ### [NTD: City Clerk to provide By-law #];

(G) Despite subsection (F) above and regulations 10.10.40.10(8) and (9), the following may exceed the **height** indicated by the numbers following the letter “H” as shown on Diagram 2 of By-law ### [NTD: City Clerk to provide By-law #] for the **building** as follows:

- (i) Antennae, arbours, architectural features, awnings, balustrades, bay windows, bicycle racks, bollards, canopies, chimneys, cooling towers, cooling tower perimeter walls, cornices, decks, decorative features, eaves, exhaust flues, fences, finials, garbage chute overruns, guardrails, landscape and public art features, lighting fixtures, lightning rods, monuments, ornamental elements, parapets, patios, pipes, planters, platforms, porches, railings, retaining walls, screens, signage, soffits, stacks, stairs, stair enclosures, stair landings, supportive columns, terraces, terrace guards, trellises, underground garage ramps and their associated structures, vents, walkways, wheel chair ramps, window sills, window washing equipment;
 - (ii) Enclosures housing mechanical elements and ducts, elevators, elevator enclosures and overruns, and associated structures; and
 - (iii) Elements or structures on any roof used for outside or open air recreation, including amenity space, and for maintenance, safety, wind protection or green roof purposes;
- (H) Despite regulation 10.10.40.50(1), **amenity space** for the **building** must be provided as follows:
- (i) Indoor **amenity space** for use by the residents of the **dwelling units** in the **building** must be provided at a minimum of 110 square metres;
 - (ii) A minimum of 120 square metres of outdoor **amenity space** must be provided and maintained for use by the residents of the **dwelling units** in the **building**;
 - (iii) At least 40.0 square metres of outdoor **amenity space** shall be provided in a location adjoining or directly accessible from indoor **amenity space**; and
 - (iv) indoor **amenity space** shall be provided in rooms which may or may not be contiguous and at least one of which shall contain a kitchen and washroom.
- (I) A minimum of one (1) Type “G” **loading space** must be provided and maintained on the lands for the **building**;
- (J) Despite regulation 200.5.10.1(1) **parking spaces** shall be provided and maintained on the lands as follows:
- (i) A minimum of 73 **parking spaces** must be provided and maintained above or below **established grade** for use by the residents of the **building**;
 - (ii) A minimum of 13 **parking spaces** must be provided and maintained above or below **established grade** for use by the visitors to the **building**;
 - (iii) **Car-share parking spaces** may replace the **parking spaces** otherwise required for residential occupants at a rate of 1 **car-share parking space** per 4 required **parking spaces**;

- (iv) Required resident **parking spaces** may be provided as **stacked parking spaces**;
- (K) Required **bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) A minimum of 61 “long term” **bicycle parking spaces** shall be provided on the lands for the residents of the **dwelling units** in the **building**;
 - (ii) A minimum of 7 “short-term” **bicycle parking spaces** must be provided and maintained on the lands;
- (L) Required “long-term” **bicycle parking spaces** may be provided in stacked **bicycle parking spaces** and may be located in a storage room above **established grade** and/or a below-grade parking garage in a **building** on the lands;
- (M) For the purposes of this By-law, the words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions, save and except for:
- (i) **Car-share** means the practice where a number of people share the use of one or more automobiles that are owned by a profit or non-profit automobile-sharing organization and where such organization may require that use of automobiles reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the automobile-sharing organization, including the payment of a membership fee that may or may not be refundable;
 - (ii) **Car-share parking space** means a parking space that is that is signed, reserved and actively and exclusively used only for a motor vehicle for **car-share** purposes and such **car-share** is for the use of at least the occupants of any building erected or used on the **lot**;
 - (iii) **Established grade** means an elevation of 171.95 metres Canadian Geodetic Datum;
 - (iv) **Height** means the vertical distance between established grade and the highest point of the **building** or **structure**, subject to permitted projections;

(N) Despite any existing or future consent, severance, partition or division of the lot, the provisions of By-law ### [City Clerk to provide By-law #], shall apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.

ENACTED AND PASSED this ____ day of _____, A.D. 2018.

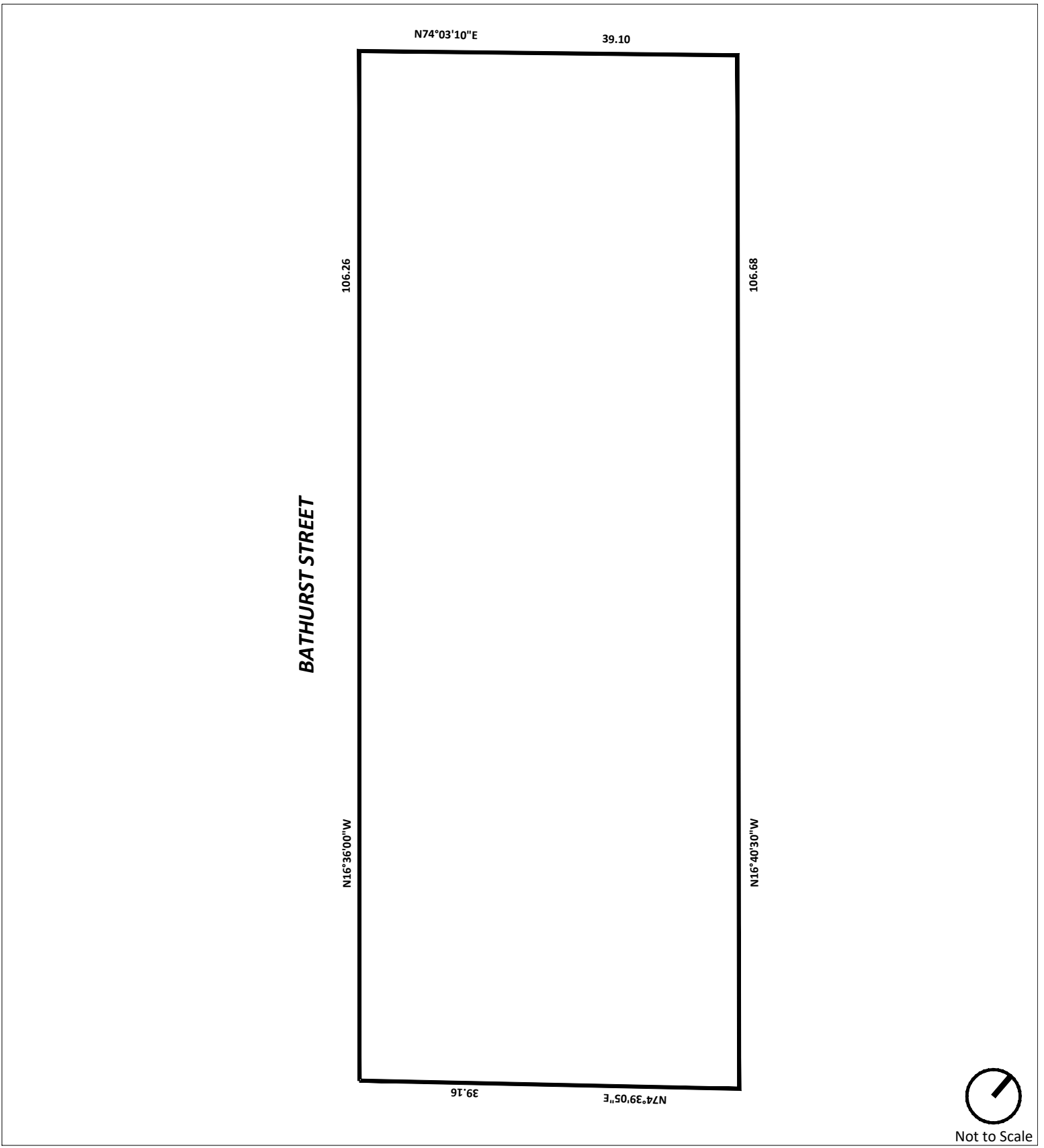
JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

[NOTE: The form and content of this draft by-law is to be revised and/or updated to reflect the proposed development, if and when it is finally approved.]

DRAFT



Not to Scale

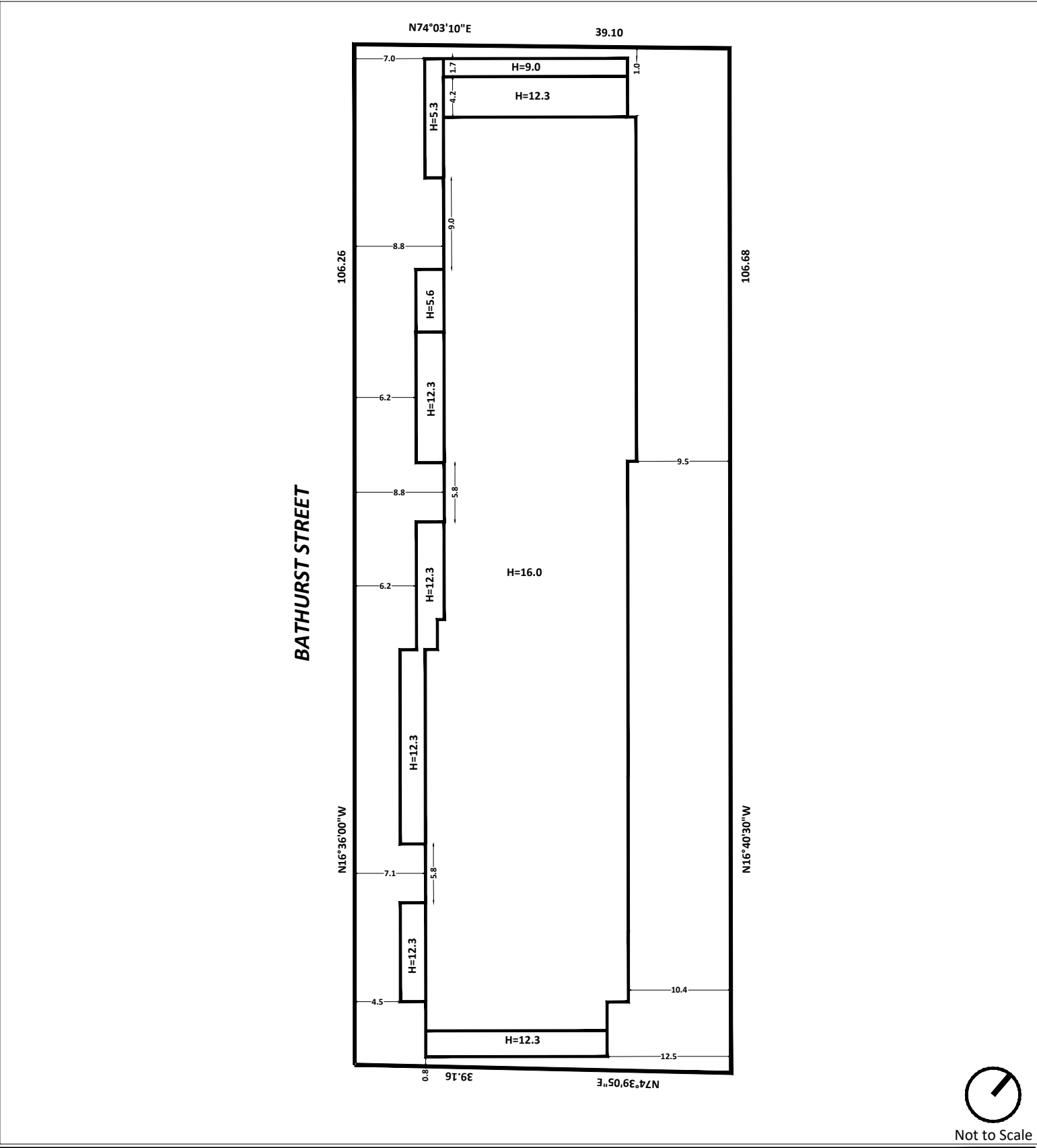
Diagram 1

Zoning By-law Amendment

1637-1645 Bathurst Street
City of Toronto

Area affected by this by-law





Not to Scale

DIAGRAM 2

Zoning By-law Amendment

1637-1645 Bathurst Street
City of Toronto

Area affected by this by-law

