

**CITY OF TORONTO**

**BY-LAW NO. XXXX – 2020**

**To amend Zoning By-law No. 569-2013 with respect to the lands known municipally known in the year 2020 as 234-250 King Street East and 162 Princess 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

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law;

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 municipally known in the year 2020 as 234-250 King Street East and 162 Princess Street, as outlined in heavy black lines, to CRE (xXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.12.10 Exception Number (XX):

**Exception CRE (XXX)**

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:

On the lands identified in Diagram 1 of [Clerks to supply by-law ##] are complied with, none of the provisions of 50.5.40.10, 50.10.20.100(2), 50.10.40.10, 50.10.40.50, 50.10.40.60, 50.10.40.70(1) and (5), 200.5.10.1, 200.15.1.5(1),

220.5.10.1, 230.5.1.10 and 800.50(820), apply to prevent the erection or use of a **mixed-use building**, structure, addition or enlargement permitted in by-law (A) – (O) below:

- (A) The **lot** shall refer to those lands delineated by heavy black lines as shown on Diagram 1 attached to By-law [Clerks to insert by-law ##];
- (B) The permitted maximum **gross floor area** on the **lot** must not exceed 33,950 square metres, provided:
  - (i) the maximum residential **gross floor area** is 33,250 square metres; and
  - (ii) the maximum non-residential **gross floor area** is 650 square metres;
- (C) Despite Regulation 50.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 82.5 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 50.10.40.10(1) and (2), the permitted maximum **height** of any **building** or **structure** is the numerical value, in metres, following the letters “HT” on Diagram 3 of By-law [Clerks to supply by-law ##];
- (E) Despite (D) above and Regulations 50.5.40.10(3), (4), (5), (6), (7) and (8), the following elements of a **building** or **structure** are permitted to project above the permitted maximum **building** heights shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
  - i. mechanical penthouse may project up to a maximum of 2.0 metres above the height limits shown on Diagram 3;
  - ii. glass feature strips and associated structures for support, mechanical equipment, lightning rods, wind screens, elevator overruns, window washing equipment, chimneys, vents, pergolas, eaves, screens, stairs, stair enclosures, and elements or structures on the roof used for open air recreation, safety and wind protection purposes may project to a maximum of 3.0 metres above the height limits shown on Diagram 3;
  - iii. fences and safety railings, trellises, privacy screens, balcony and terrace dividers, and roof access hatches may project to a maximum of 3.0 metres above the height limits shown on Diagram 3;
  - iv. balustrades, guard rails, parapets, awnings, railings, green roof

elements, and dividers, pergolas, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, light fixtures, landscaping, may project to a maximum of 3.0 metres above the height limits shown on Diagram 3;

- (F) Despite Regulation 50.10.40.70(1), the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (G) Despite Clause 50.10.40.60 and (F) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks** as shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
  - (i) balconies and terraces may extend beyond the heavily lines shown on Diagram 3 by a maximum horizontal projection of 2.0 metres;
  - (ii) ornamental elements, parapets, pillars, trellises, eaves, and window sills may extend beyond the heavily lines shown on Diagram 3 by a maximum horizontal projection of 1.0 metres;
  - (iii) cornices, light fixtures, landscape features, patios, decks, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 3 by a maximum horizontal projection of 1.0 metres;
- (H) Despite Regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.2 square metres per **dwelling unit**, of which:
  - (i) a minimum rate of 2.2 square metres per **dwelling unit** of indoor **amenity space** shall be provided;
  - (ii) a minimum rate of 1 square metre per **dwelling unit** of outdoor **amenity space** shall be provided;
- (I) Despite Regulation 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
  - (i) a minimum of 82 **parking spaces** for the use of the residents of the **mixed-use building**;
  - (ii) a minimum of 31 **parking spaces** will be provided for visitors;
  - (iii) no **parking spaces** are required for retail uses;

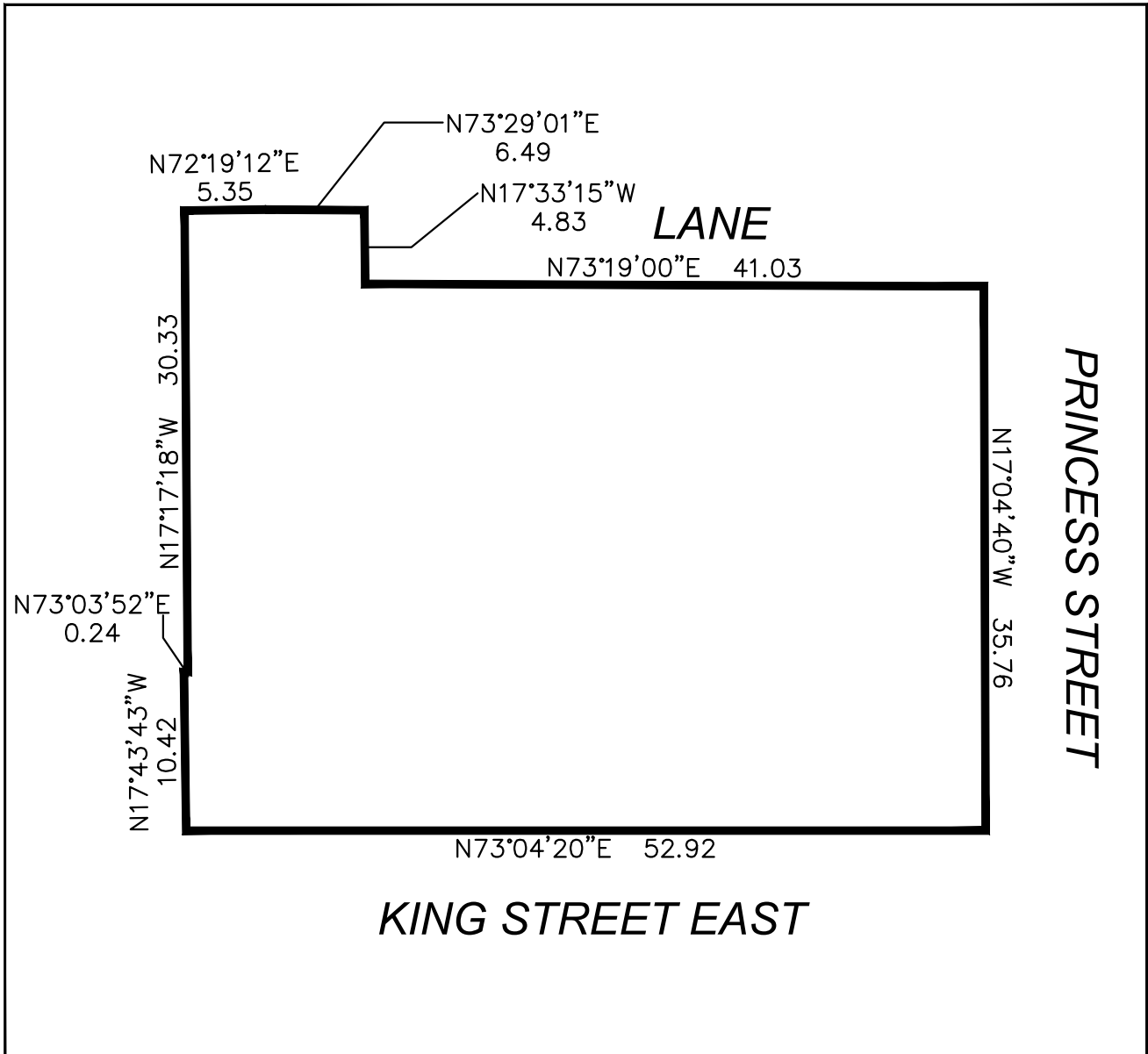
- (iv) a minimum of 2 **parking spaces** will be provided for car share.
  - (J) Despite 200.15.1.5 and 200.15.1(4), accessible **parking spaces** may be located at any location on any level of the underground parking garage;
  - (K) Despite Regulations 230.5.1.10(1), **bicycle parking spaces** must be provided as follows:
    - (i) a minimum of 441 long-term **bicycle parking spaces** for residents;
    - (ii) a minimum of 49 short-term **bicycle parking spaces** for non-residential uses;
  - (L) Despite Regulation 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
  - (M) Despite 220.5.10.1, One Type “G” and One Type “C” **loading space** must be provided and maintained on the **lot**;
  - (N) Despite Regulation 800.50(820), a mezzanine level shall not be considered a **storey**;
  - (O) Visitor **parking spaces** may be used for commercial purposes and may include a fee.
5. Despite any future severance, partition or division of the **lot** as shown on Diagram 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
6. Site Specific Provisions: None apply.
7. Prevailing By-laws and Prevailing Sections: None apply.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



234-250 King Street East and 162 Princess Street, Toronto

Diagram 1

File #20 \_\_\_\_\_



Not to Scale

