

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2019

Enacted by Council: ~, 2019

Drafted September 27, 2019

**CITY OF TORONTO
BY-LAW No. XXXX-2019**

To amend Zoning By-law No. 569-2013 of the former City of Toronto, as amended, with respect to the lands known municipally in the year 2019 as 17 St. Andrew 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 HEREBY ENACTS as follows:

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 CR (XX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number XX so that it reads:

(XX) Exception CR XX

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 17 St. Andrew Street, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions of By-law 569-2013 shall apply to prevent the erection or use of an **apartment building** with retail in compliance with (B) through (G) below;

- (B) Despite Regulation 40.5.40.10, the height of the **building** is the distance between a Canadian Geodetic Datum elevation of 99.0 metres and the elevation of the highest point of the **building**;
- (C) Despite Clause 40.40.40.10, any **building** or **structure** erected on the lands must not exceed the height in metres and storeys specified by the numbers following the symbols HT and ST, as shown on Diagram 5 of this By-law;
- (D) Despite Regulation 40.10.40.10(2), no portion of any building or structure on the **lot** may have a **height** greater than the **height** in metres specified by the number following the “H” symbol as shown on Diagram 3 attached to and forming part of this By-law, excluding:
- i. wind screens, elevator overruns, mechanical equipment and any associated enclosure structures, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and elements of a green roof, which may project above the height limits shown on Diagram 3;
- (E) Despite Regulations 40.10.40.60, the portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, except that:
- i. cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, 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 of this By-law;
- (F) The total **gross floor area** of all **buildings** and **structures** must not exceed 3,500 square metres, comprised as follows:
- i. residential uses must not exceed 3,300 square metres; and
 - ii. non-residential uses must not exceed 175 square metres;
- (G) No **parking spaces** shall be provided and maintained on the **lot**;

Prevailing By-laws and Prevailing Sections: (None Apply)

ENACTED AND PASSED this ____ day of _____, 2019.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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