

Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW NO. XXXX - 2019

To amend Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands known municipally as 465-471 Richmond Street West and 38 Camden Street

WHEREAS authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws;

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*;

WHEREAS Council of the City of Toronto, at its meeting on _____, 2019, determined to amend the former City of Toronto Zoning By-law No. 438-86 with respect to lands known municipally in the year 2018 as 465-471 Adelaide Street West;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to “*grade*”, “*height*”, “*non-residential gross floor area*”, and “*lot*”, and Sections 4(2)(a), 4(5), 4(8), 7(3) Part I, II 1(i) and 7, 12(2)246, 12(2)270 of By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto” as amended, shall apply to prevent the erection and use of a *non-residential building* on the *lot*, provided that:
 - (a) The *lot* on which the buildings are to be located comprises the lands outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) The total *non-residential gross floor area* on the *lot* does not exceed 14,177 square metres;
 - (c) No portion of a *non-residential building* erected on the *lot* shall be located above the *heights* shown on Map 2 attached to and forming part of this By-law, with the exception of the following:
 - (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, 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 Map 2;

- (d) No portion of a *non-residential building* erected on the *lot* shall be located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law, with the exception of the following:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Map 2 of this By-law;
- (g) Two combined *loading spaces - Type "B" / Type "C"* shall be provided and maintained on the *lot*;
2. None of the provisions of By-law No. 438-86 shall apply to prevent a *sales office* on the *lot*.
 3. Despite any future severance, partition or division of the *lot* as shown on Map 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.
 4. 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 No. 438-86, as amended, with the exception of the following terms:
 - (i) "*grade*" shall mean 90.79 metres Canadian Geodetic Datum;
 - (ii) "*height*" shall mean, the vertical distance between *grade* and the highest point of a building or structure, except for those elements otherwise expressly permitted in this By-law;
 - (iii) "*lot*" shall mean the parcel of land outlined by heavy lines on Map 1 attached to and forming part of this By-law; and
 - (iv) "*non-residential gross floor area*" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior main wall of each floor level. The

gross floor area of the *non-residential building* is reduced by the area in the building used for:

- i. Parking, loading and bicycle parking below-ground;
- ii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- iii. Shower and change facilities required by this By-law for required bicycle parking spaces;
- iv. Elevator shafts;
- v. Garbage shafts;
- vi. Mechanical penthouse; and
- vii. Exit stairwells in the building.

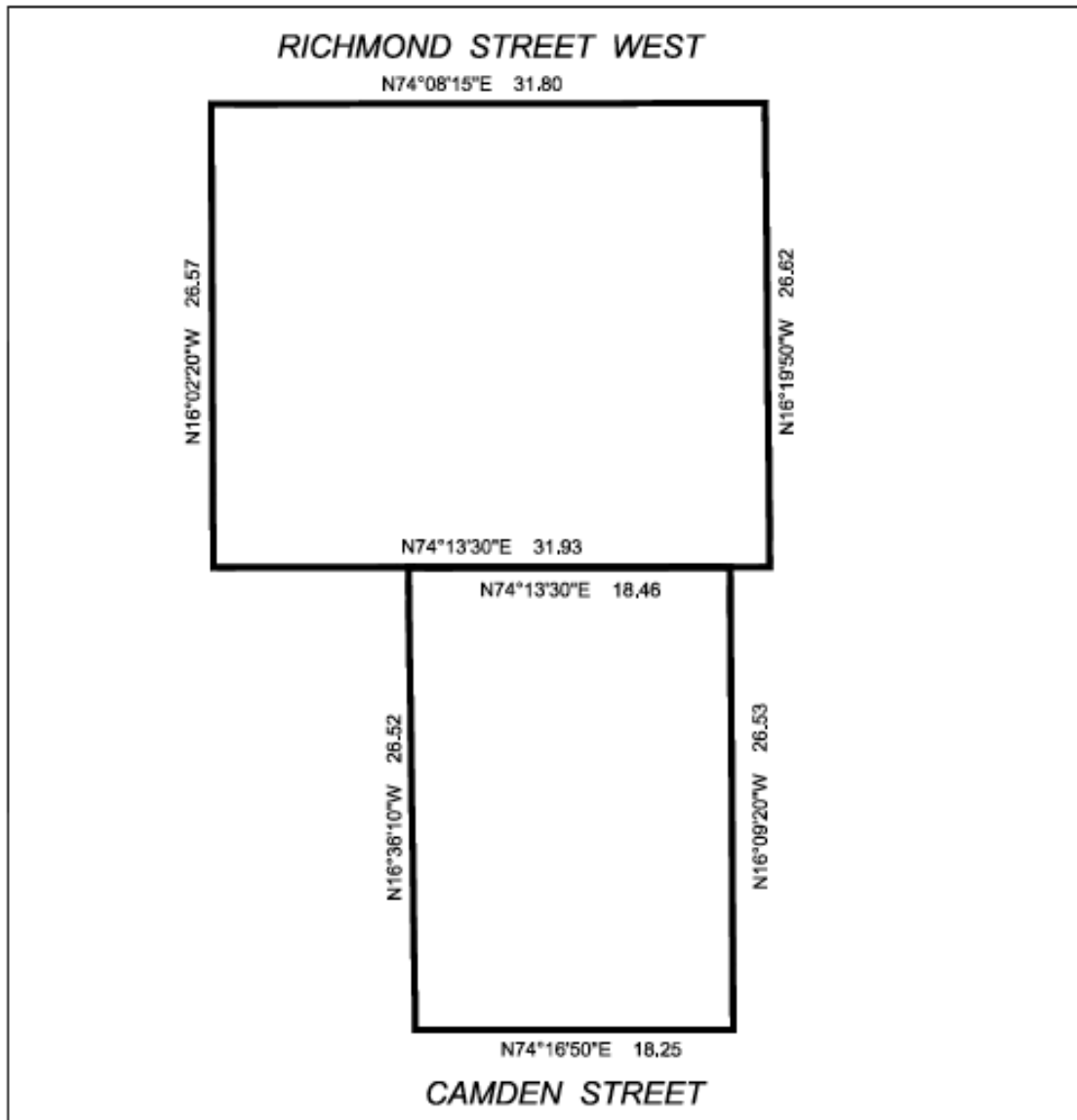
5. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

ENACTED AND PASSED this _____ day of _____, 2019.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



465-471 Richmond Street West & 28 Camden Street, Toronto

Map 1

File #18 _____



Not to Scale

