

Authority: Toronto and East York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW NO. XXXX - 2019

To amend Zoning By-law No. 569-2013 with respect to the lands known municipally known in the year 2019 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. 569-2013 with respect to lands known municipally in the year 2019 as 465-471 Adelaide Street West and 38 Camden Street;

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 lands outlined by 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 76:

Exception CRE 76

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 465-471 Richmond Street West and 38 Camden Street, if the requirements of by-law [Clerks to supply by-law ##] are complied with,

none of the provisions of 50.10.20.100, apply to prevent the erection or use of a **non-residential building**, structure, addition or enlargement permitted in by-law [Clerks to supply by-law ##].

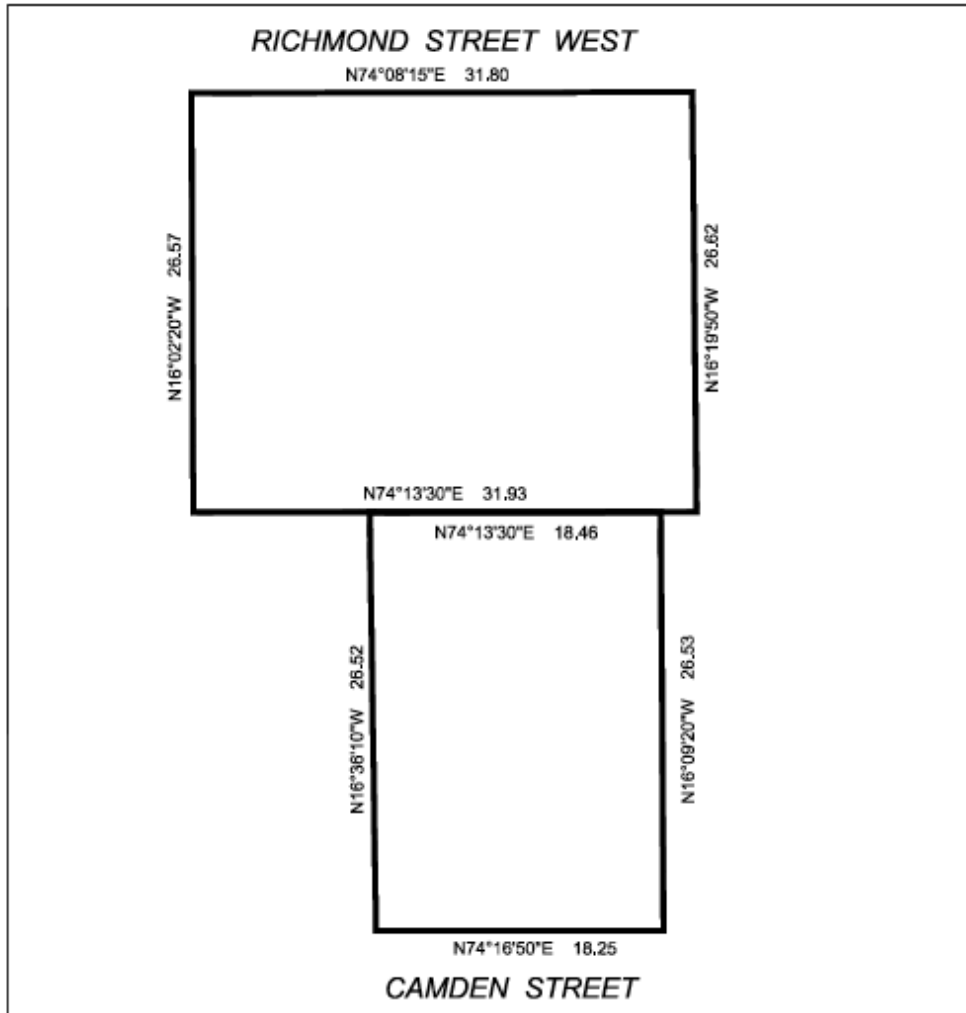
- (B) The maximum non-residential **gross floor area** on the **lot** must not exceed 14,177 square metres;
- (C) Despite Regulations 50.10.40.70(1), a **building** or **structure** must be entirely located within the area delineated by heavy lines shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (D) Despite Clause 50.10.40.60 and (C), 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, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures may extend beyond the heavy lines shown on Diagram 3 of this By-law;
- (E) Despite Regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.79 metres in the year 2019 and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulation 50.10.40.10(1), no portion of the **building** may exceed the height in metres specified by the numbers following the symbol “HT” on Diagram 3 of By-law [Clerks to supply by-law ##];
- (G) Despite Clause 50.5.40.10 and (F) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagram 3 of By-law [Clerks to supply by-law ##]:
 - (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 Diagram 3;

- (H) Despite Regulation 220.5.10.1(6), two combined Type “B” / Type “C” **loading spaces** must be provided and maintained on the **lot**;
 - (I) 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 shall apply as if no severance, partition or division occurred.
6. 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:
- (ii) “**lot**” shall mean the parcel of land outlined by heavy lines on Diagram 1 attached to and forming part of this By-law; and
 - (iii) ENACTED AND PASSED this _____ day of _____, 2019.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



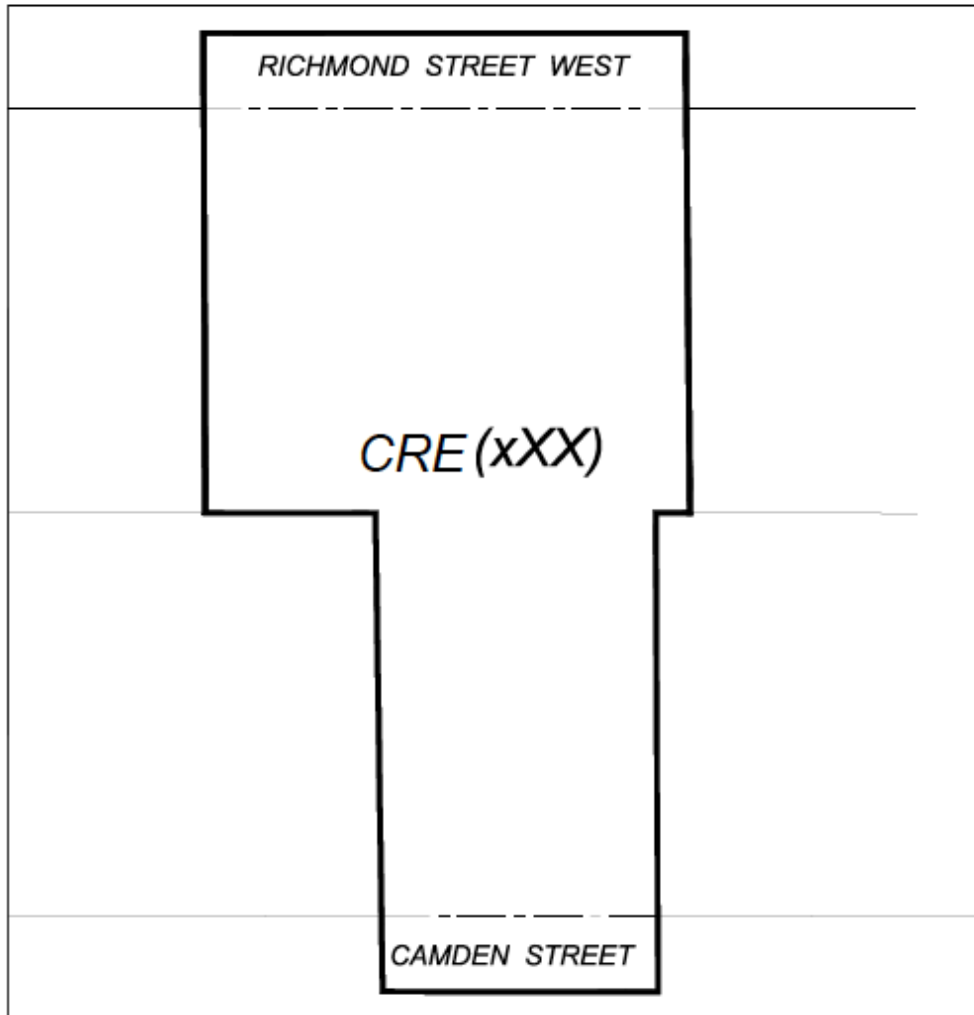
465-471 Richmond Street West & 28 Camden Street, Toronto

Diagram 1

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Not to Scale



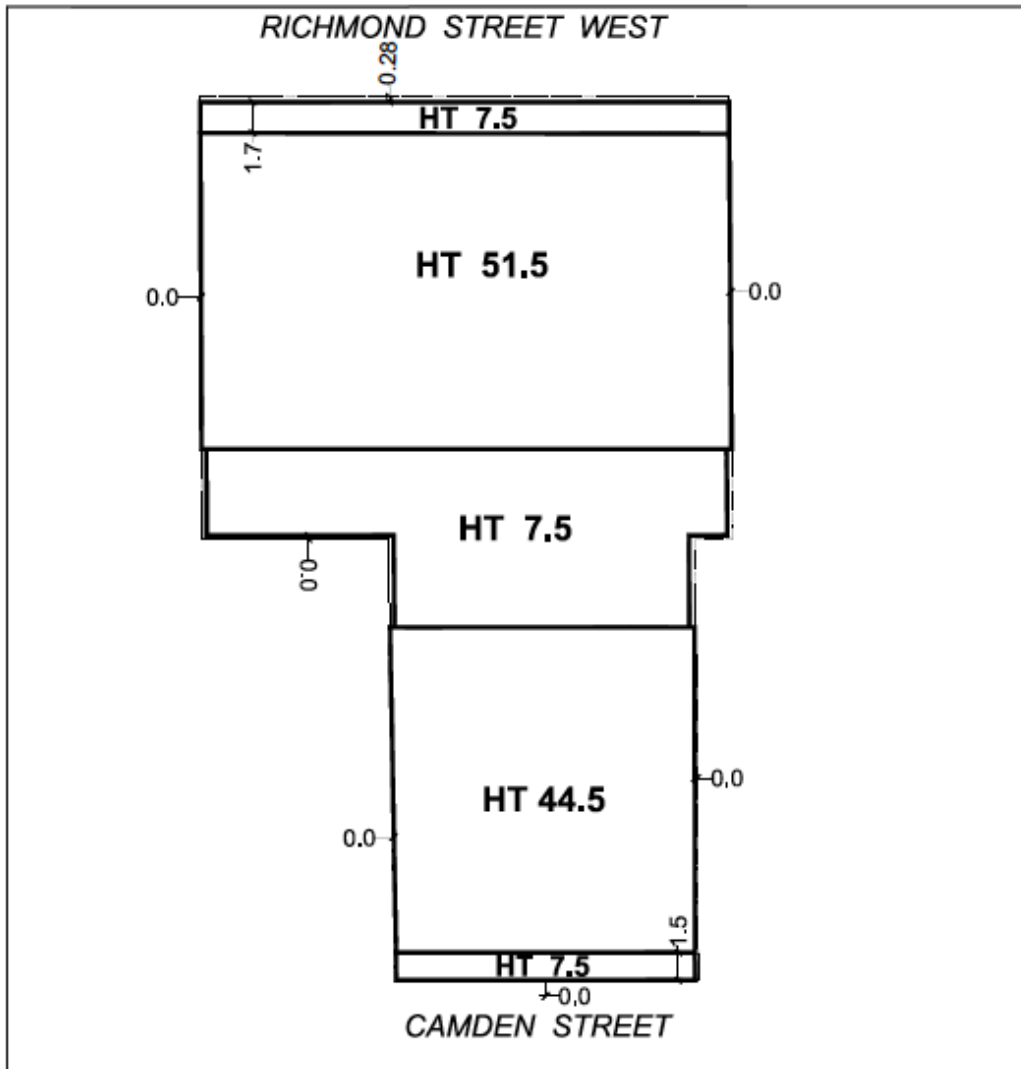
465-471 Richmond Street West & 28 Camden Street, Toronto

Diagram 2

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

Diagram 3

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