

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

CITY OF TORONTO

Bill No.~

By-law ####-2021

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 828, 834, 836 and 838 Richmond Street West

Whereas authority is given to Council of the City of Toronto under 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 enacts:

1. The lands subject to this By-law are municipally known in the year 2022 as 828-838 Richmond Street West, as 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by redesignating the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to: CR 4.5 (c0.0, r.4.5) SS2, (~~x###~~), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number ### so that it reads:

Exception CR (###)

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 828-838 Richmond Street West, if the requirements of Section (B) to (●) of this By-law are complied with, a residential building may be erected and used;

- B. Despite Regulation and 40.10.40.40(1), the permitted **gross floor area** of all **buildings** or **structures** on the **lot** must not exceed 3,330 square metres;
- C. Despite Regulation 40.10.40.10(2) and 40.10.40.10(7) the height of a **building** or **structure** may not exceed the height limits in metres as specified by the numbers following the letters HT as shown on Diagram 4 of By-law [Clerks to insert by-law #], except for the following projections:
- i. **structures** on any roof used for outdoor **amenity space** or open air recreation, maintenance, safety or wind protection purposes; **structures** on any roof used for **green roof** purposes, vestibules providing access to outdoor **amenity space**, cooling towers, parapets, mechanical and architectural screens, chimneys, vents, flues, stacks, mechanical fans, exit stairs, guardrails, decking, pavers, landscape elements and features, telecommunication equipment, antennas, elevators and related structural elements, window washing equipment, **structures** and elements related to drainage, **structures** and elements associated with photovoltaic solar energy and thermal solar energy devices;
- D. Despite Regulation 40.5.40.10(5), the total area of all equipment and **structures** listed in subsection (●) above located within 6.0 metres of a **lot line** abutting a **street**, may cover 30% of the area of the roof, measured horizontally;
- E. Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.75 metres;
- F. Despite Regulations 5.10.40.70(2), 5.10.40.70(2), 40.10.40.60(9), and 40.10.40.70(2), the required minimum **setbacks** for **buildings** and **structures** are shown in metres on Diagram 4 of By-law [Clerks to insert by-law #];
- G. Despite Clauses and Regulations 40.10.40.60, 40.10.40.70(2) and subsection (●) above, the following may encroach into the required **building setbacks** as shown on Diagram 8 and Diagram 9 of By-law [Clerks to insert by-law #]:
- i. Eaves, cornices, lighting fixtures, bollards, fences and safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, roof drainage, decorative screens, privacy screens, cladding, canopy, ornamental structures, frames, underground garage ramps, balcony and terrace dividers, walkways, safety and wind protection / mitigation features, window washing equipment, stairs, covered stairs and or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, seating areas, pool, decking, public art features, and architecture features, railings, screens;
 - ii. Platforms such as balconies;

- iii. Awnings, canopies and all vertical extensions of such awnings and canopies related architectural elements; and
 - iv. **Structures**, elements and enclosures permitted by Regulation (●) above.
- H. Despite Regulation 40.10.40.70(4), no setback is required for any portion of a **building** with **dwelling units** located in the first **storey**;
- I. Despite Regulation 40.10.50.10(3), no **landscaping** or **soft landscaping** is required for the part of the **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category;
- J. Despite Regulations 200.5.1.10(2)(A)(iv) and (D), Electrical Vehicle Infrastructure, including electrical vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- K. Despite regulations 200.15.10.10(1), zero accessible **parking spaces** are required.
- L. The parking spaces may be provided as **stacked parking spaces** in accordance with Regulation (●) below.
- M. Despite Regulation 200.5.1.10(2), the required minimum dimensions of **stacked parking spaces** are 2.6 metres in width and 5.6 metres in length, except that the required minimum dimensions of the platform of such **stacked parking space** are 2.7 metres in width and 6.7 metres in length.
6. Despite any severance, partition, or division of lands shown on Diagram 1, the provisions of this By-law will apply to the whole of the lands as if no severance, partition or division had occurred.

Prevailing By-laws and Prevailing Sections

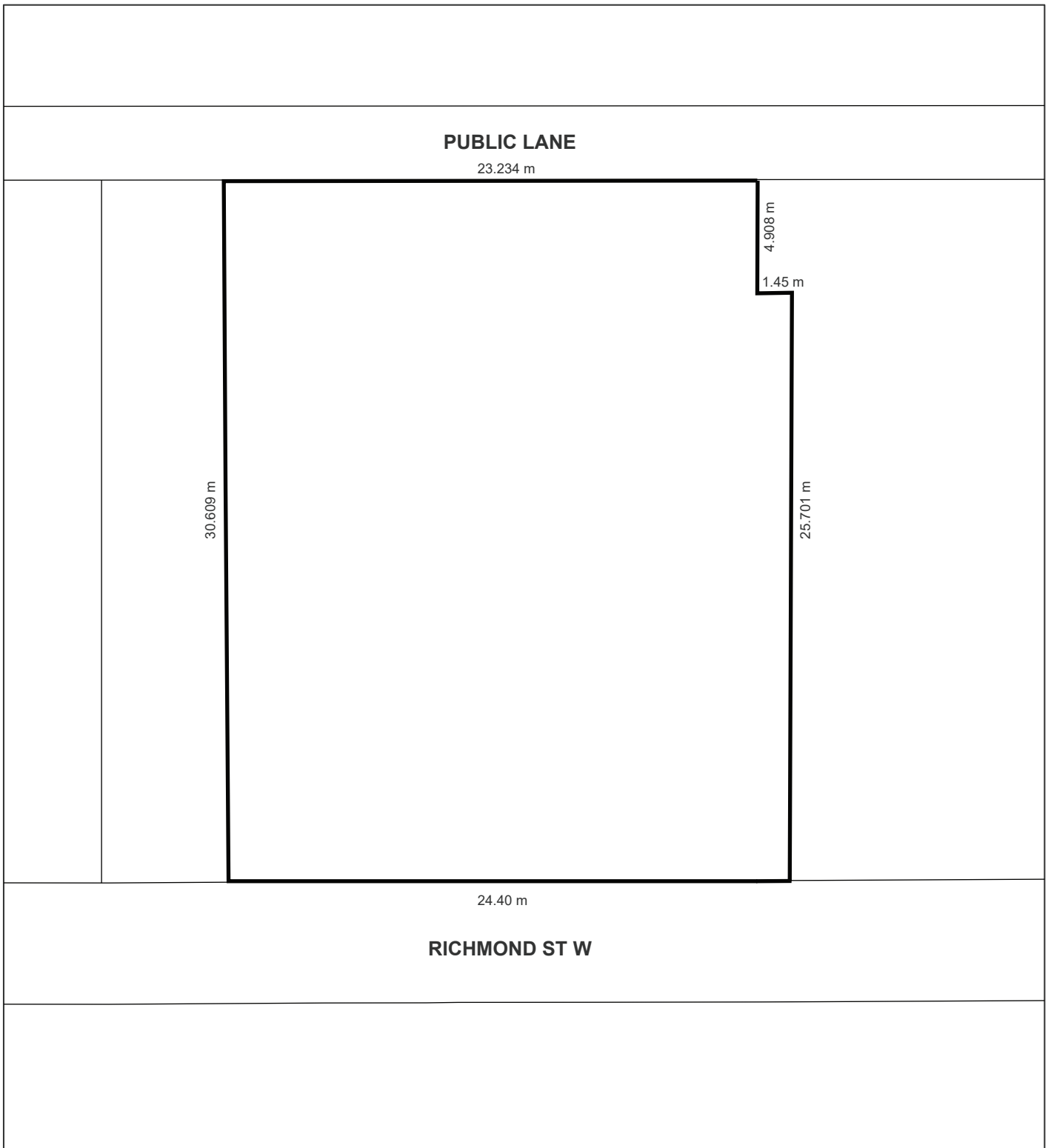
NONE

Enacted and passed on ~, 20~.

Frances Nunziata
Speaker

John Elvidge
City Clerk

DRAFT

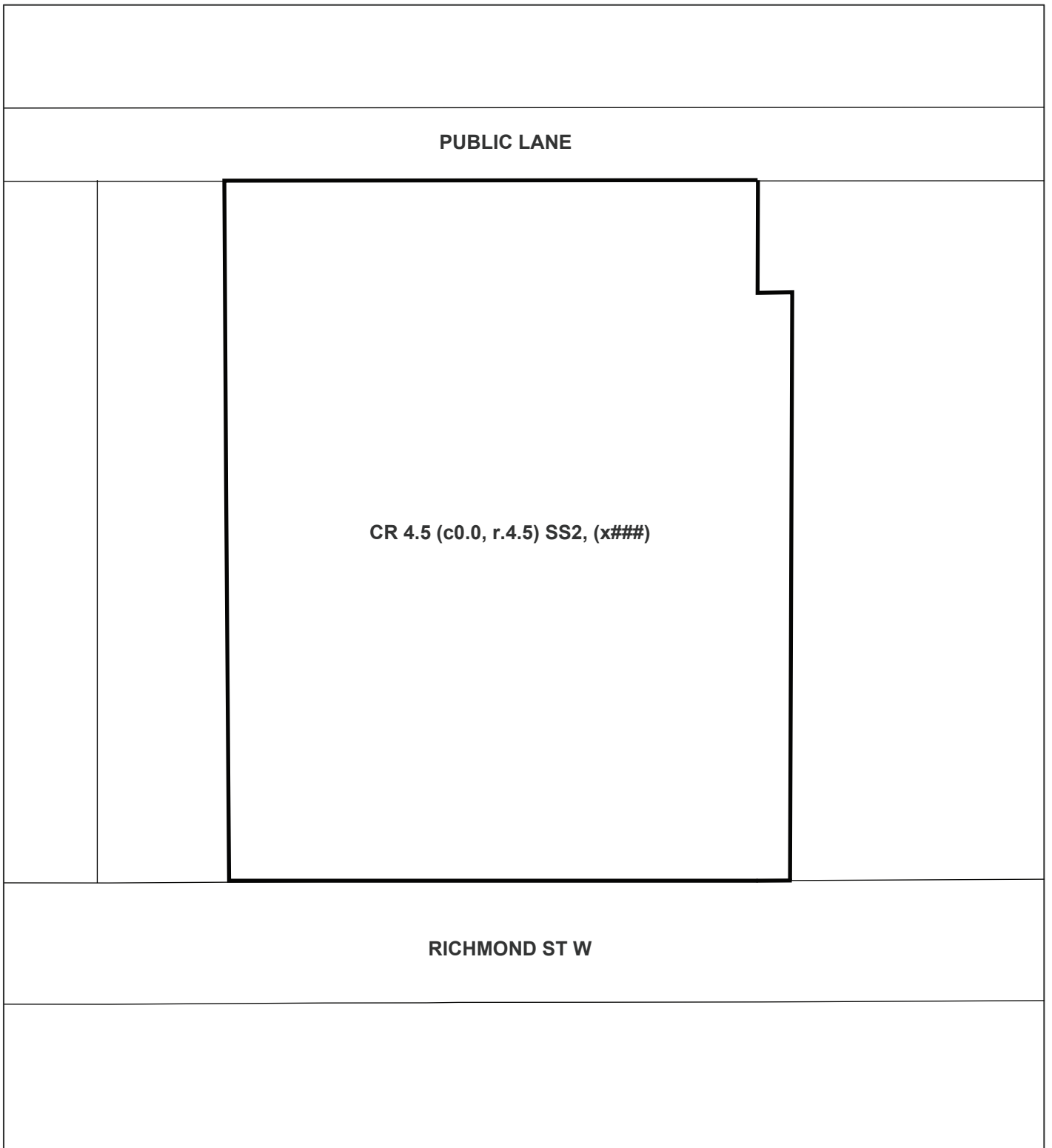


828-838 Richmond St W

Diagram 1



Not to Scale



828-838 Richmond St W

Diagram 2



Not to Scale

PUBLIC LANE

PA - 4

RICHMOND ST W

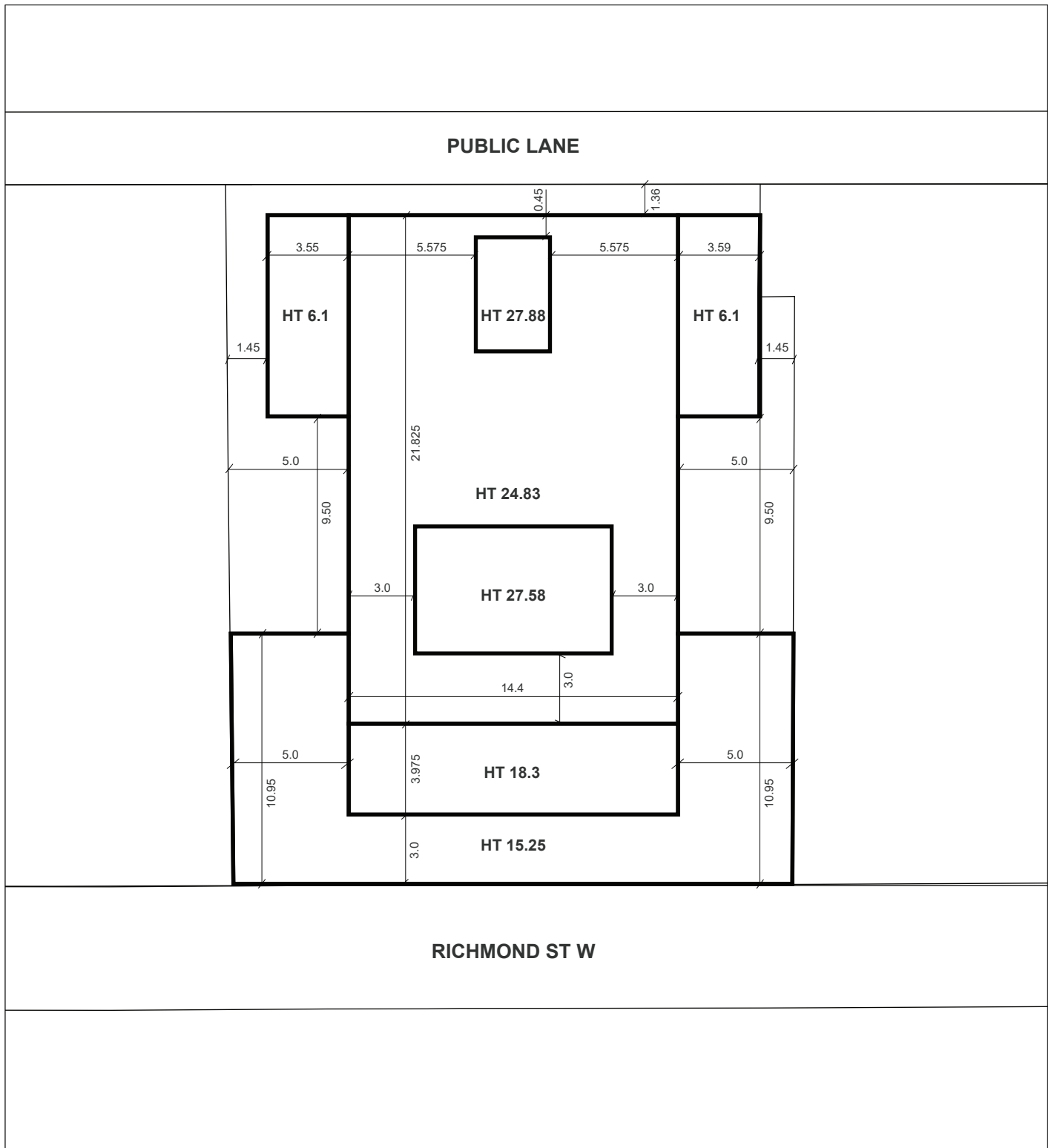


828-838 Richmond St W

Diagram 3



Not to Scale



828-838 Richmond St W

Diagram 4



Not to Scale