

**CITY OF TORONTO
BY-LAW XXXX-2021**

To amend Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2020 as, 2150 – 2194 Lake Shore Boulevard West and 23 Park Lawn Road.

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;

The Council of the City of Toronto enacts:

1. The lands subject to By-law XXXX are outlined by heavy black lines on Diagram 1 of By-law XXXX.
2. The words highlighted in bold type in By-law XXXX have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by replacing the zone label on the Zoning By-law Map in Section 990.10 respecting the lands municipally known in the year 2020 as 2150 – 2194 Lake Shore Boulevard West and 23 Park Lawn Road, to CRE (XXX), EL(XXX) and OR as shown on Diagram 2 attached By-law XXXX.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands zoned CRE (XXX) and EL(XXX) subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT <XX>, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands zoned CRE (XXX) and EL(XXX) 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: PA3, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands zoned CRE (XXX) and EL(XXX) subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1 and adding a null value to, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands zoned CRE (XXX) and EL(XXX) subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House label of A1 to these lands, as shown on Diagram 6 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.12.10 Exception Number <*> so that it reads:

Exception CRE(XXX)

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- (A) On 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Road, none of the provisions of By-law XXXX apply to prevent the erection or use of a **building, structure**, addition or enlargement if it complies with By-law XXXX, including compliance with Regulations (B) to (CC) below;

- (B) In addition to uses permitted in 50.10.20.10 and 50.10.20.20, the following uses are permitted on the lands identified as CRE (XXX) as shown on Diagram 2 of By-law XXXX:
 - (i) **Public Parking**
 - (ii) **Public Works Yard**
 - (iii) **Recreation Use**
 - (iv) **Retail Service**
 - (v) **Retail Store**
 - (vi) **Transportation Uses**
 - (vii) **Cabaret**
 - (viii) Community Services and Facilities
 - (ix) **Day Nursery**
 - (x) **Entertainment Place of Assembly**
 - (xi) **Eating Establishment**
 - (xii) **Hotel**
 - (xiii) **Nightclub**
 - (xiv) Showroom
 - (xv) **Home Occupation**
 - (xvi) High Tech Industrial
 - (xvii) Light Manufacturing
 - (xviii) Business Incubators
 - (xix) Creative Industries
 - (xx) Call Centres
 - (xxi) Information Services
 - (xxii) Data Processing
 - (xxiii) Corporate Headquarters
 - (xxiv) Non-retail Financial Services

- (C) Despite regulation 50.10.20.100 (2), (6), (21), (32), (41) the uses permitted in (B) are permitted without condition;

- (D) In addition to the uses permitted in 60.10.20.10 and 60.10.20.20, the following uses are permitted on the lands identified as EL(XXX) as shown Diagram 2 of By-law XXXX as shown on Diagram 2 of By-law XXXX:
 - (i) **Public Parking**

- (ii) **Public Works Yard**
- (iii) **Recreation Use**
- (iv) **Retail Service**
- (v) **Retail Store**
- (vi) **Personal Service Shop**
- (vii) **Hotel**
- (viii) **Eating Establishment**
- (ix) **Take-Out Eating Establishment**
- (x) **Transportation Uses**
- (xi) **Day Nursery**
- (xii) **Art Gallery**
- (xiii) **Education Use**
- (xiv) **Community Centre**
- (xv) Library
- (xvi) **Public School**
- (xvii) **Post-Secondary School**
- (xviii) **Private School**
- (xix) Community Services and Facilities
- (xx) **Transportation Use**
- (xxi) **Cabaret**
- (xxii) **Entertainment Place of Assembly**
- (xxiii) **Nightclub**
- (xxiv) Showroom
- (xxv) **Home Occupation**
- (xxvi) High Tech Industrial
- (xxvii) Light Manufacturing
- (xxviii) Business Incubators
- (xxix) Creative Industries
- (xxx) Call Centres
- (xxxi) Information Services
- (xxxii) Data Processing
- (xxxiii) **Software Development and Processing**
- (xxxiv) Corporate Headquarters
- (xxxv) Non-retail Financial Services
- (xxxvi) Medical Offices
- (xxxvii) Parking for residential uses permitted in the CRE(X) zone

- (E) Despite regulation 60.10.20.100 (4), (5), (6), (11) and (14) the uses permitted in (D) are permitted without condition;
- (F) Despite regulation 60.10.50.10 no soft landscaping is required;
- (G) Where zoning for Blocks 2, 3, 4, 5 and 6 is followed by an “(-H)” holding symbol the following uses will be permitted prior to the removal of the “(-H)” without any conditions, and shall not be subject to the requirements of “(-H)”:

- i. Any use permitted in the EL zone
- ii. **Art Gallery**
- iii. **Artist Studio**
- iv. Open air market
- v. Exhibition for art
- vi. **Public Parking**
- vii. **Retail Store**
- viii. **Retail Service**
- ix. Farmers' market
- x. Kiosk
- xi. Nursery
- xii. **Financial Institution**
- xiii. **Eating Establishment**
- xiv. **Take-Out Eating Establishment**
- xv. **Market Garden**
- xvi. **Outdoor Patio**

- (H) Where zoning for a development block, as identified on Diagram 8 of By-law XXXX, is followed by an “(-H)” holding symbol the following uses will be permitted prior to the removal of the “(-H)” symbol and shall not be subject to the requirements of the “(-H)”:
- (i) Lands identified as Blocks 2-H, 3-H, 4-H, 5-H and 6-H and zoned with the “(-H)” symbol shall not be used for any purpose other than as provided in (G) until the “(-H)” symbol has been removed. An amending by-law to remove the “(-H)” symbol in whole or in part shall be enacted when the implementation of the following conditions have been secured:
 - i. The submission of a Traffic Impact and Parking Supply Study satisfactory to the Executive Director of Engineering and Construction Services, for the applicable Phase;
 - ii. Submission of an application for site plan control with building designs satisfactory to the Chief Planner for the applicable Phase;
- (I) For the purpose of By-law XXXX, “Blocks 1, 2, 3, 4, 5 and 6” shall mean those lands shown as Blocks 1, 2, 3, 4 5 and 6 on Diagram 7;
- (J) Phasing of the Blocks will occur as follows:
- (i) Phase 1 shall include the development of Block 1;
 - (ii) Phase 2 shall include the development of Block 2;
 - (iii) Phase 3 shall include the development of Block 3;
 - (iv) Phase 4 shall include the development of Block 4;
 - (v) Phase 5 shall include the development of Block 5; and
 - (vi) Phase 6 shall include the development of Block 6;
 - (vii) The phasing identified in (i) to (vi) may be modified provided that the items in (H) have been satisfied;

(K) The maximum total **gross floor area** of all **buildings** and **structures** for Blocks 1, 2, 3, 4, 5 and 6 must not exceed 715,000 square metres, of which:

(i) The maximum **gross floor area** permitted in each Block is as follows:

- i. Block 1: 130,000
- ii. Block 2: 145,000
- iii. Block 3: 210,000
- iv. Block 4: 115,000
- v. Block 5: 60,000
- vi. Block 6: 60,000

(ii) a minimum of 98,000 square metres of non-residential **gross floor area** will be provided at full build out of all of the lands outlined by heavy black lines on Diagram 1 of By-law XXXX;

(iii) a minimum of 50,000 square metres of the total non-residential **gross floor area** in (K)(ii) above must be comprised of one or more of the following uses:

- i. Office
- ii. High Tech Industrial
- iii. Light Manufacturing
- iv. Business Incubators
- v. Creative Industries
- vi. **Laboratory**
- vii. Call Centres
- viii. Information Services
- ix. Data Processing
- x. **Software Development and Processing**
- xi. Corporate Headquarters
- xii. Non-Residential Financial Services
- xiii. Medical Offices

(iv) a maximum of 48,000 square metres of the minimum non-residential **gross floor area** in (K)(ii) must be comprised of the following uses:

- i. **Retail Store**
- ii. Retail Services
- iii. **Personal Service Shop**
- iv. **Hotel**
- v. **Recreation Use**
- vi. **Eating Establishment**
- vii. **Take-out Eating Establishment**
- viii. **Warehouse**
- ix. **Self-Storage Warehouse**
- x. **Wholesaling Use**

- xi. **Day Nursery**
- xii. **Cabaret**
- xiii. **Night Club**
- xiv. Showroom
- xv. **Art Gallery**
- xvi. **Entertainment Place of Assembly**
- xvii. **Artist Studio**
- xviii. **Education Use**
- xix. **Financial Institution**

(v) For the purposes of calculating the non-residential **gross floor area** in (K)(ii), the **gross floor area** of the following uses will be excluded:

- i. **Community Centre**
- ii. Library
- iii. **Public School**
- iv. **Post-Secondary School**
- v. **Private School**
- vi. Community Services and Facilities
- vii. **Transportation Use**
- viii. **Public Works Yard**

(vi) A minimum of 10,000 square meters of non-residential **gross floor area** comprised of the uses listed in (F)(ii) will be provided in Phase 1;

(L) Despite regulation 60.10.40.10 (1) and 50.10.40.10 (1) the height of any **building** or **structure** must not exceed the maximum height in metres specified by the numbers following the letters “HT” shown on Diagrams 10-15 of By-law XXXX;

Despite (L) above the following:

- (i) may project a maximum of 7 m above the heights shown on Diagrams 10-15 of By-law XXXX:
 - i. public art, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment, elevator overruns, lightning rods, ventilation or cooling equipment, antennas, satellite dishes and cellular arrays, parapets and elements of a green roof
- (ii) may project above the heights shown on Diagrams 10-15 of By-law XXXX:
 - i. window washing equipment including building maintenance units;

(M) Notwithstanding (L) above, a canopy located within the canopy zone shaded grey on Diagram 11 may project between 10 and 20 metres above the heights shown on Diagram 11 and may be located outside the building envelopes delineated by the heavy lines specified on Diagram 11;

(N) Despite 50.10.40.1 (2) and (3) any **building** with a **dwelling unit** or any **building** to be used as a **hotel** may be located so that another **building** is between any **main wall** of the **building** or **hotel** and the **street** on which the **building** or **hotel** fronts.

- (O) Despite 50.10.40.30 any portion of a **building** in the CRE Zone may be setback more than 50 metres from a **lot** line that abuts a **street**;
- (P) For the purpose of By-law XXXX, **established grade** for Blocks 1, 2, 3, 4, 5 and 6 shall mean the following Canadian Geodetic Datum elevations:
- i. Block 1 - 86.5 metres;
 - ii. Block 2 - 85.8 metres;
 - iii. Block 3 - 87.6 metres;
 - iv. Block 4 - 82.6 metres;
 - v. Block 5 - 85.5 metres;
 - vi. Block 6 - 85.0 metres;
- (Q) For the purposes of By-law XXXX, a “**tower**” is defined as any portion of a **building** greater than 11 storeys containing **dwelling units**;
- (R) Despite regulations 50.10.40.70 (1) and (5)(A) and 60.10.40.70 all **towers** must be setback a minimum of 3 metres from a **lot** line along Park Lawn Road and Lake Shore Boulevard West;
- (S) The maximum area of a **tower** floor plate as measured from the exterior of the **main wall** of any **tower** must not exceed the maximum floor plate specified by the numbers following the letters “FP” shown on Diagram 9. In addition, for any **tower** with a permitted maximum floor plate above 800 square metres, the average **tower** floor plate shall be no greater than 800 square metres.
- (T) Despite clause 60.10.40.70 the setbacks in (1), (2), (3) and (4) do not apply.
- (U) Despite 50.10.40.80 (1), the minimum separation distance between the **main walls** of **towers** is as shown on Diagram 9 of By-law XXXX and the minimum separation distance between the **main walls** of **buildings** between **established grade** and the top of the fourth storey is as shown on Diagrams 10-15 of By-law XXXX ;
- (V) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.40 **parking spaces** per **dwelling unit** must be provided for residents;
 - (ii) A minimum of 0.10 **parking spaces** per **dwelling unit** must be provided for residential visitors;
 - (iii) A minimum of 1.0 **parking spaces** per 100 square metres of **gross floor area** must be provided for retail and office uses;
 - (iv) A minimum of 0.5 **parking spaces** per 100 square metres of **gross floor area** must be provided for any school;

- (v) No **parking space is** required for any **eating establishment** or **take-out eating establishment**;
 - (vi) For all other non-residential uses the Policy Area 2 rates in Table 200.5.10.1 will apply;
 - (vii) All non-residential and residential visitor **parking spaces** on the **lot** may be provided on a non-exclusive, pooled basis with the total aggregate parking requirement calculated according to the occupancy rates provided in Table 200.5.10.1 and may be provided within a **public parking** use on the **lot**;
 - (viii) Parking shall be provided in a below grade parking structure(s) on the **lot**.
 - (ix) The parking required for any Block may be provided on any Block so long as the total cumulative required parking for each Block is achieved at full build out of each Block;
 - (x) the total minimum number of vehicle parking spaces required on a lot may be reduced at a rate of 1 vehicle parking space for each 5 bicycle parking spaces provided in excess of the minimum number of bicycle parking spaces required by Chapter 230 if the reduction of vehicle parking space is not greater than 20% of the total minimum vehicle parking spaces required.
 - (xi) For each **car-share parking space** provided, the minimum number of **parking spaces** for residents required pursuant to regulation (V) (i) above may be reduced by four **parking spaces**, up to a maximum reduction as calculated by the following formula: $4 \times$ (the total number of **dwelling units** on the **lot** divided by 60), rounded down to the nearest whole number;
 - (xii) For the purpose of (V)(xi) above:
 - i. **car-share** means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit carsharing organization and such car-share motor vehicles are made available to at least the occupants of the building for short term rental, including hourly rental; and
 - ii. a **car-share parking space** means a parking space exclusively reserved and signed for a car used only for car-share purposes;
- (W) Despite regulation 200.5.1.10(2):
- (i) a maximum of 15 percent of the total number of **parking spaces** provided may not comply with regulation 200.5.1.10(2)(A)(iv), despite that such **parking spaces** are obstructed in accordance with regulation 200.5.1.10(2)(D); and
 - (ii) provided, the total number of **parking spaces** obstructed on two sides in accordance with 200.5.1.10(2)(D) does not exceed 5 percent of the total number of provided **parking spaces**;
- (X) Despite regulation 220.5.1.10(5) **loading spaces** required for Blocks 1, 2, 4 and 5 shall be provided below grade and **loading** spaces required for Blocks 3 and 6 may be provided at grade.

- (Y) Despite regulation 220.5.1.10(5) required **loading spaces** for each Block may be shared across Blocks and the loading required for each Block may be provided on any Block so long as the total cumulative required loading for the Block is achieved on the lot at full build out of each Block;
- (Z) Despite regulation 230.50.1.20 **bicycle parking** spaces required for each Block may be provided on any Block so long as the total cumulative required **bicycle parking** for the **lot** is achieved at full build out;
- (AA) Despite regulation 50.10.40.50 (1), the required **amenity space** for individual **buildings** containing **dwelling units** may be provided anywhere on the Block on which the **buildings** are located so long as the total required **amenity space** is provided at full build out of the Block;
- (BB) All **buildings** containing **dwelling units** provided in each phase of development and at the full build out of the **lot** will include:
 - (i) A minimum of 15 percent of the total number of **dwelling units** as two bedroom units;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** as three or more bedroom units; and
 - (iii) An additional 15 percent of the total number of **dwelling units** will be a combination of two bedroom and three bedroom units, or **dwelling units** that can be converted to 2 or 3 bedroom units through the use of accessible or adaptable design measures.
- (CC) None of the provisions of By-law XXXX will apply to prevent the existing water tower structure from being relocated to any portion of the **lot**.

9. Despite any future severance, partition or division of the lands outlined by heavy black lines on Diagram 1 to By-law XXXX, the provisions of this exception will apply to the whole of the lands as if no severance, partition or division occurred.

10. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of development permitted is permitted beyond that otherwise permitted on the lands shown on Diagram 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule(s) ___ and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law require the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all applicable provisions of Schedule(s) ___ are satisfied.

- (D) Upon execution and registration of one or more agreements between the City and the owner of the lot on title to the lot pursuant to Section 37 of the Planning Act, securing the provision of the facilities, services and matters set out in Schedule A, the lands identified on Diagram 1 are subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, such building may not be erected or used until the owner of the lands identified on Diagram 1 has satisfied the said requirement or precondition.
- (E) Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement(s) entered into with the City pursuant to Section 37 of the Planning Act, then once such agreements(s) has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.
- (F) NTD: SECTION 37 CONTRIBUTION TO BE DETERMINED

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

Enacted and passed on <*>, 2021

Frances Nunziata,
Speaker

John Elvidge,
Interim City Clerk

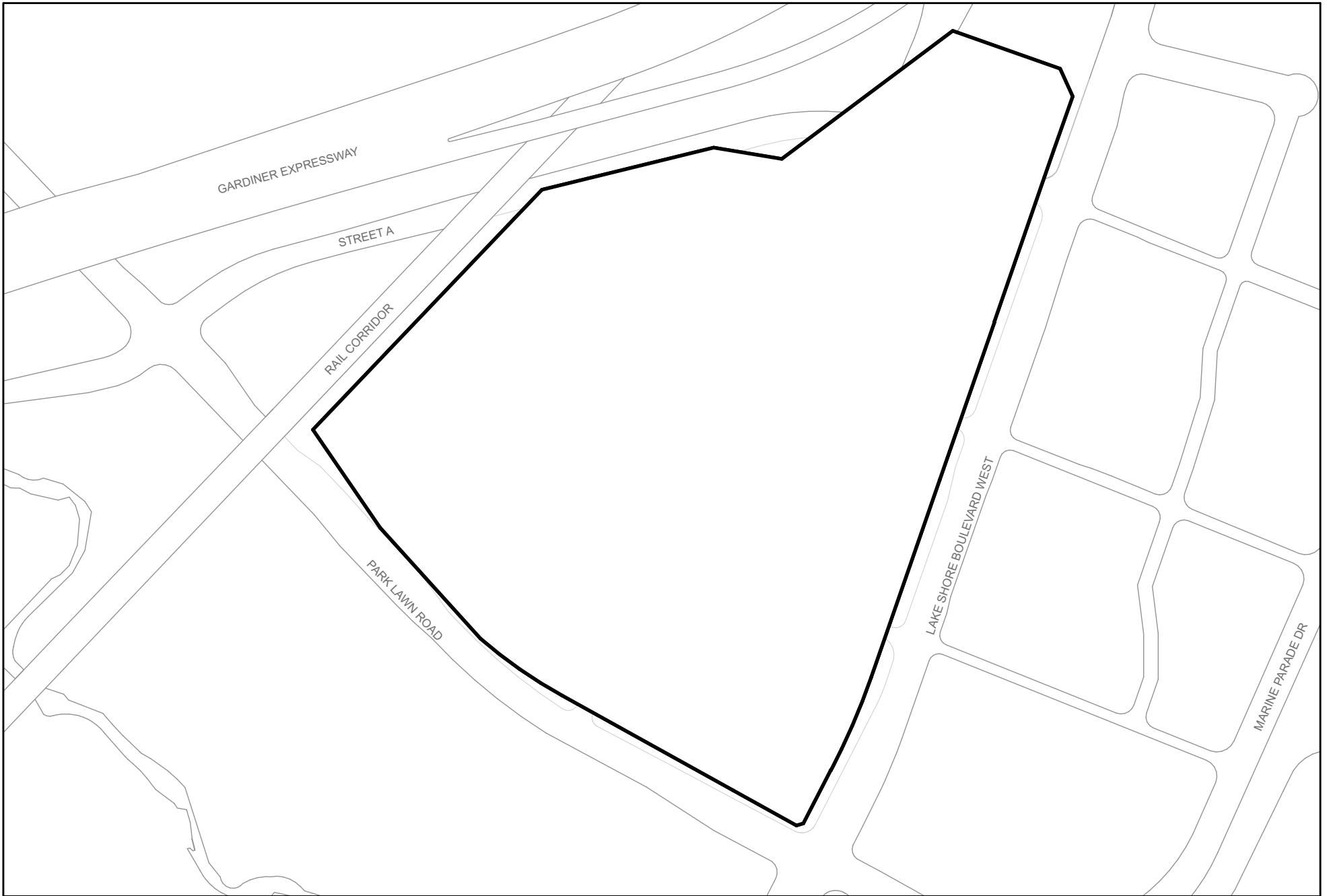
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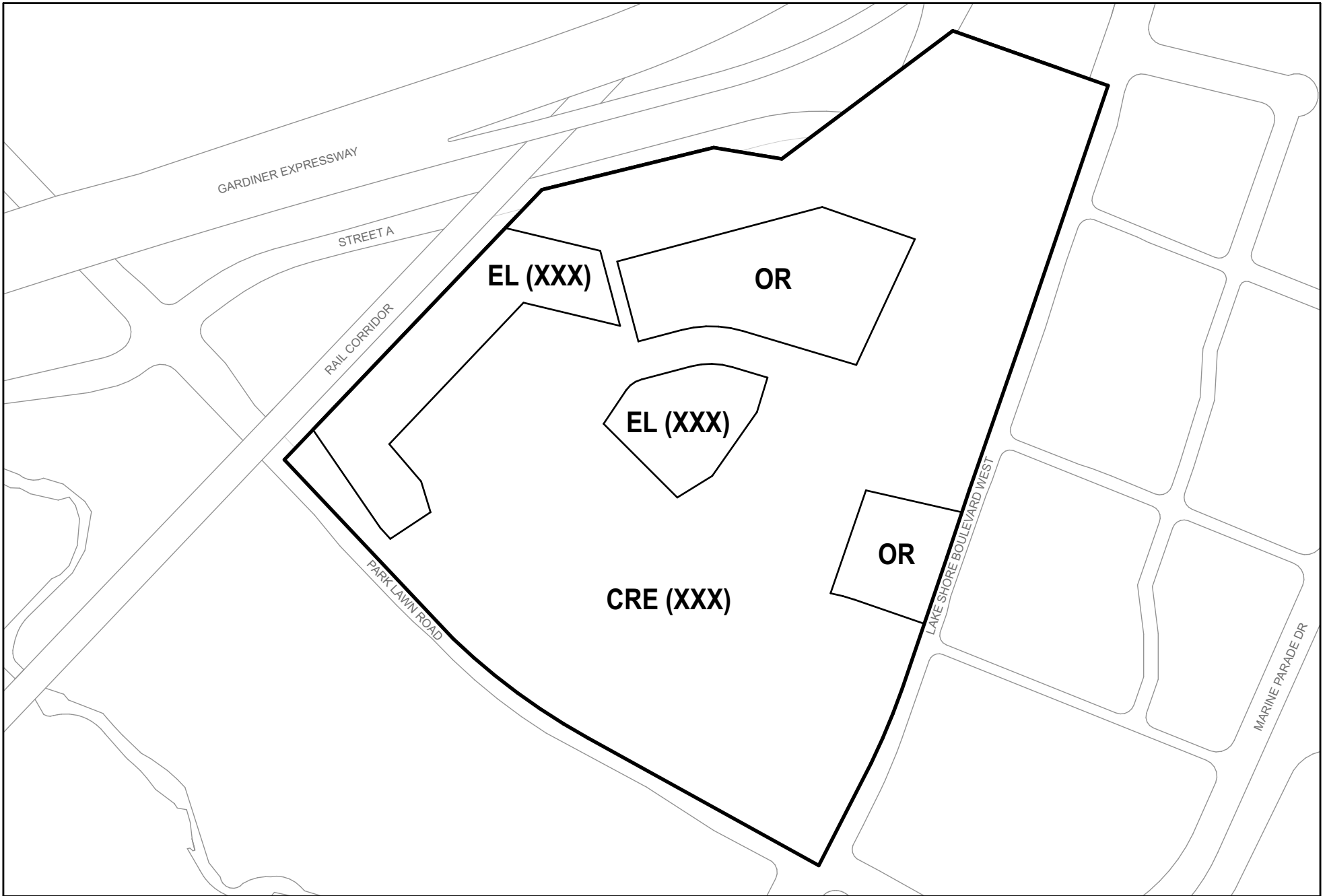
SCHEDULE A
Section 37 Provisions

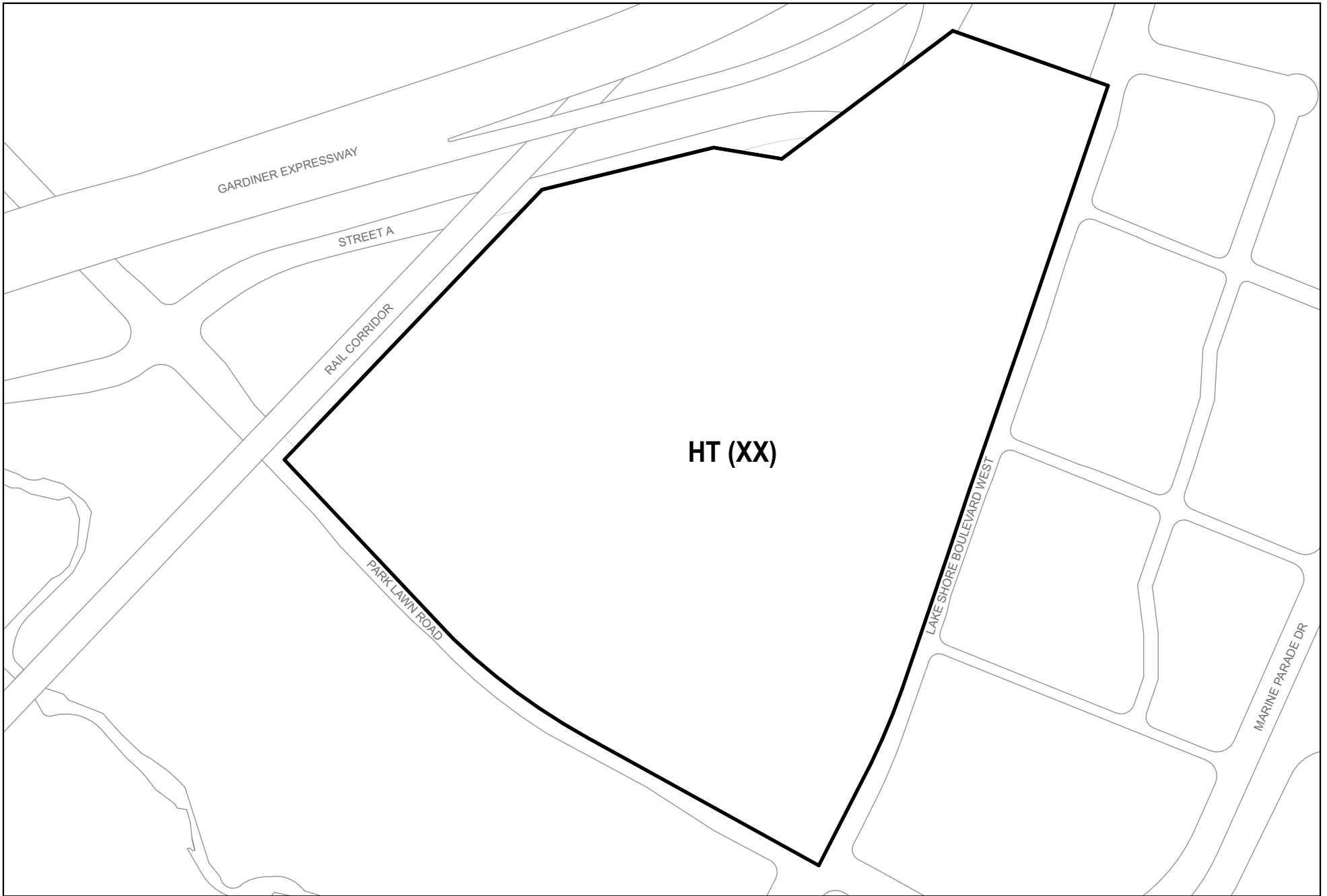
The facilities, services and matters set out below are required to be provided by the owner at their expense to the City in accordance with one or more agreements pursuant to Section 37 of the Planning Act, in a form satisfactory to the City, with conditions providing for indexing and/or escalation of both the financial contributions and letters of credit, development charges, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of agreement, and all as secured in an agreement or agreements under Section 37 of the Planning Act:

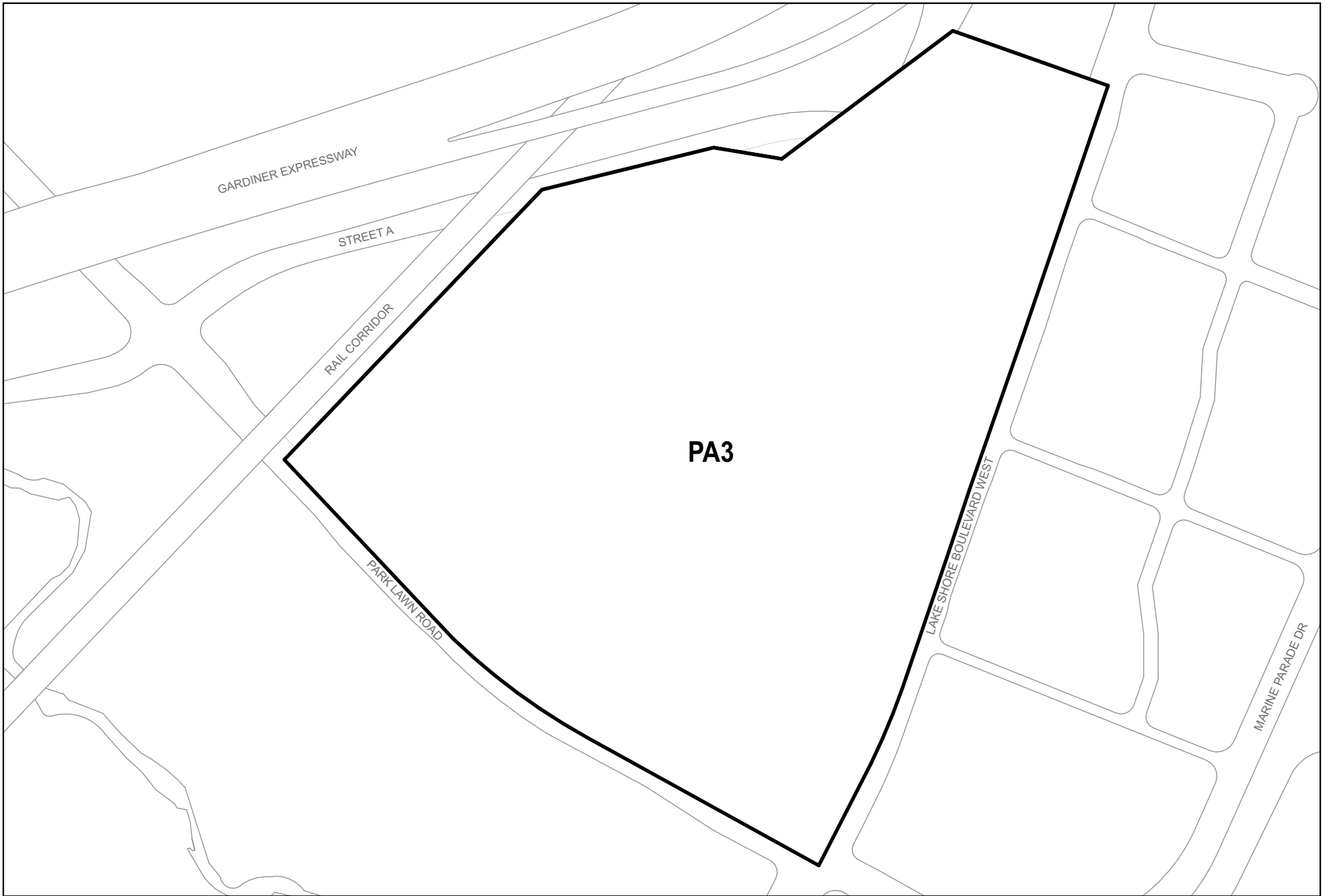
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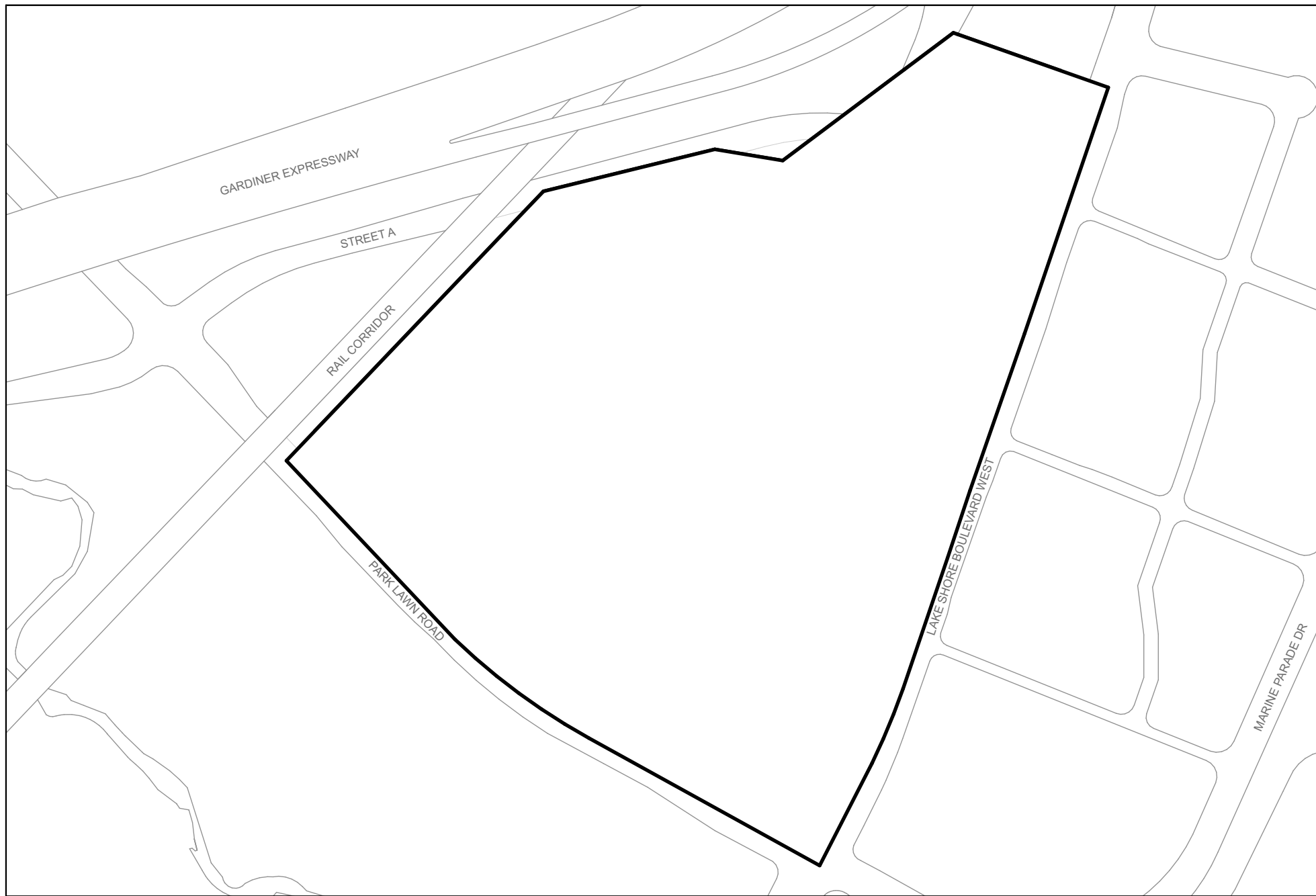
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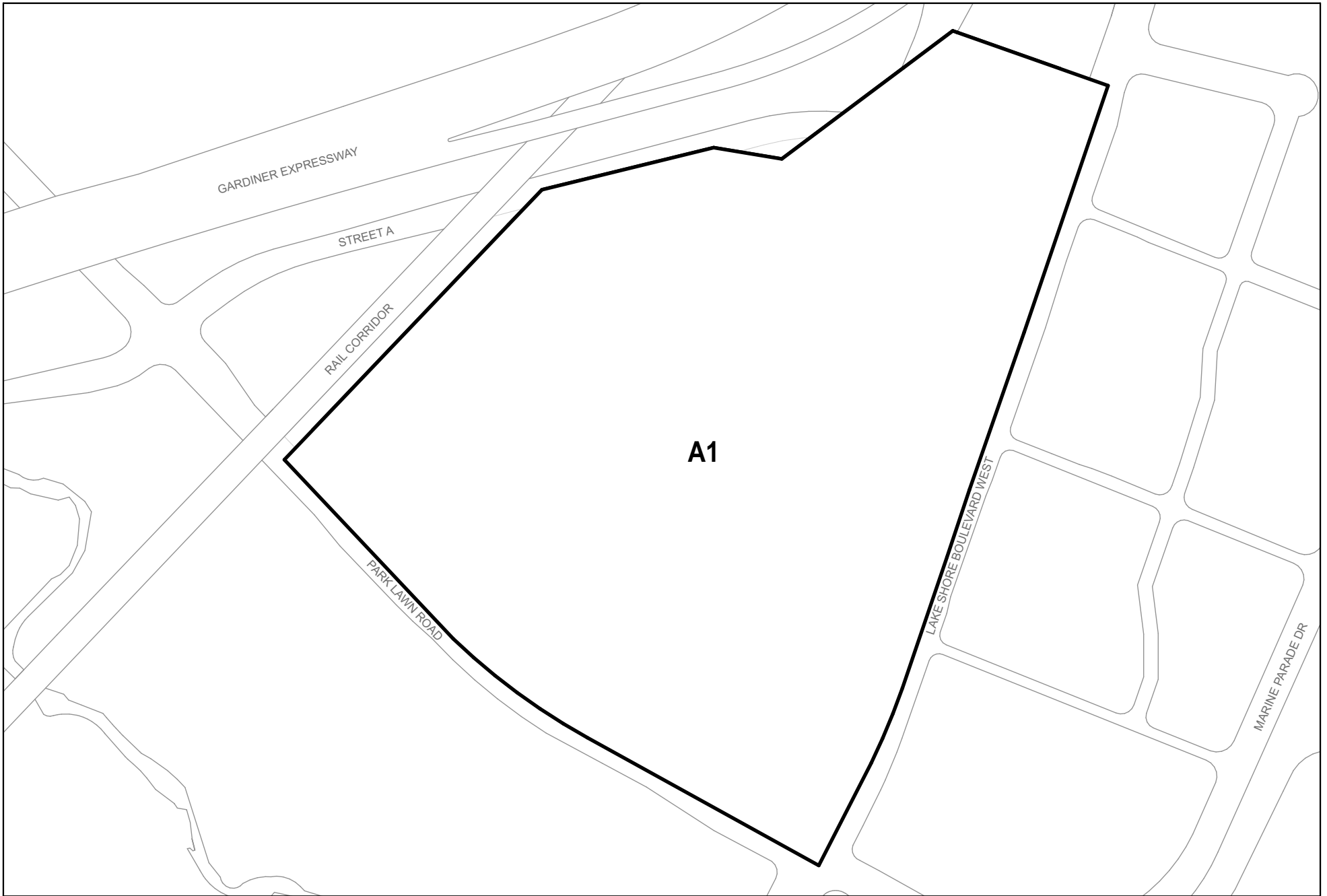


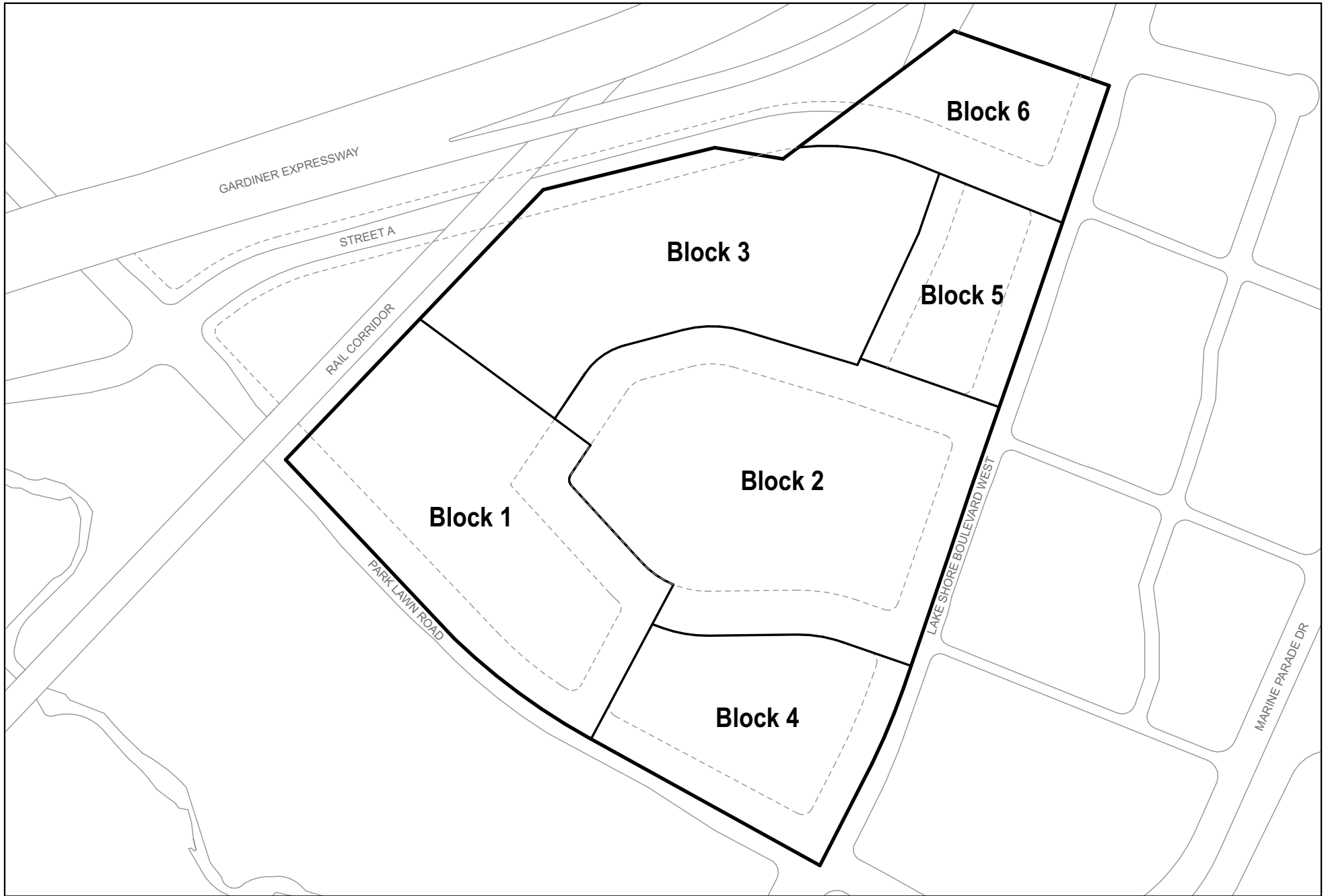












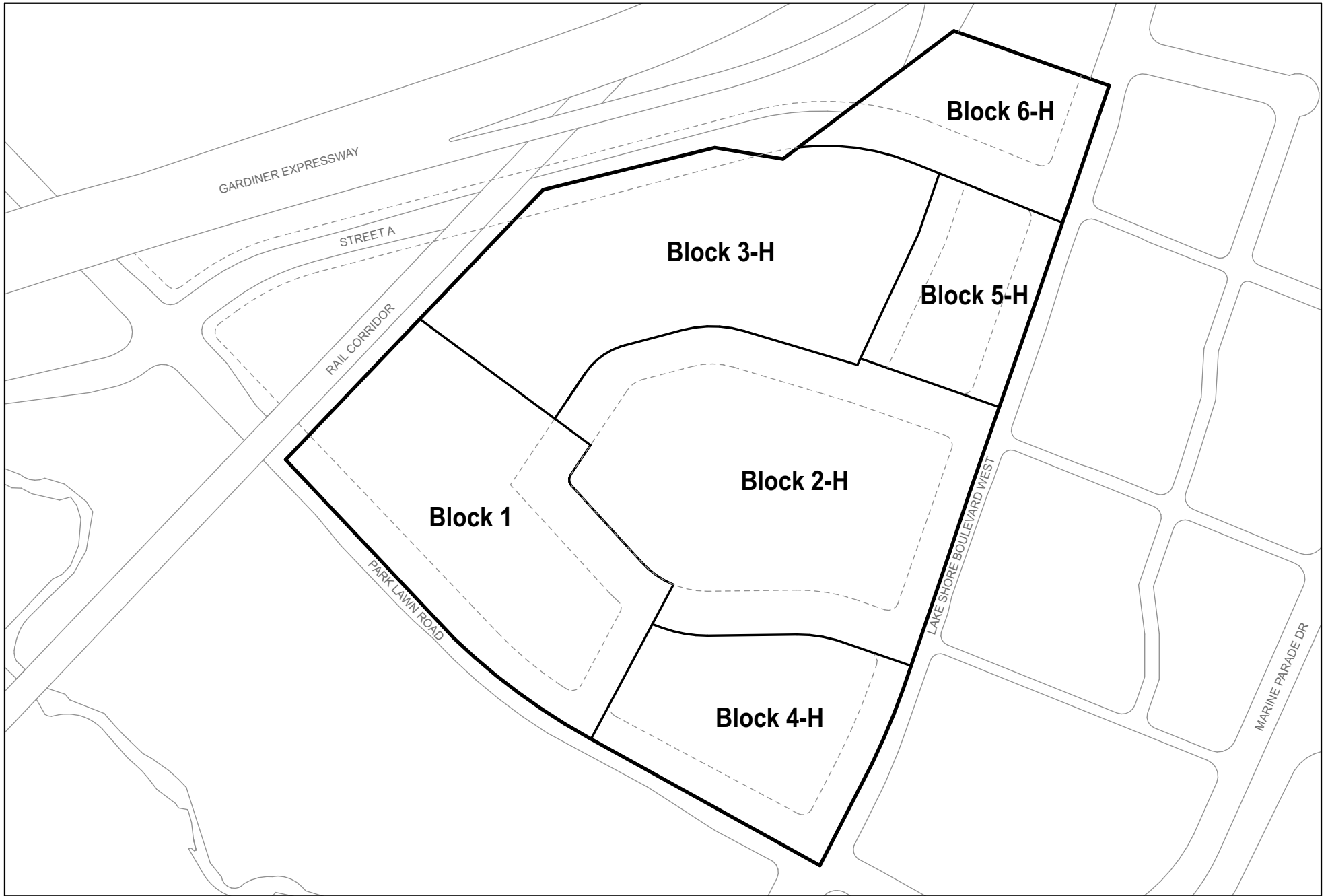




DIAGRAM 10



