

Authority: North York Community Council Item [##], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ###-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 5 & 15 Tangreen Court.

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

Whereas pursuant to Section 39 of the Planning Act, as amended, the Council of a Municipality may, in a By-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the By-law; and

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 from a zone label of RAC (f30.0; a1375; d1.5) to a zone label of CR SS3 (x####) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [####] so that it reads:

(####) Exception **CR** (x####)

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 5 & 15 Tangreen Court, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below:
- (B) The **lot** consists of the lands delineated by heavy black lines on Diagram 1 on Diagram 1 of By-law [Clerks to insert by-law ##],
- (C) For the purposes of this by-law, "Existing Building" means the **building** and **structures** that existed on the **lot** as of March X, 2023, identified as "Existing Building" on Diagram 3 of By-law [Clerks to insert by-law ##];
- (D) For the purposes of this by-law, "New Buildings" means the **buildings** and **structures** identified as "Tower A", "Tower B", "Tower C", "Tower D", "Tower E", "Tower F", and "Tower G" on Diagram 3 of By-law [Clerks to insert by-law ##];

PERMITTED USES

- (E) Despite any Regulation to the contrary, the "Existing Building", including uses, and portions of the **building** below ground that existed on the **lot** as of the date of the passing of By-law [Clerks to insert by-law ##], are permitted;
- (F) In addition to the non-residential uses permitted in Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), **public parking** is also a permitted use;
- (G) Regulation 40.10.20.20.(10) with respect to use conditions for **public parking**, do not apply;

HEIGHT

- (H) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum, as identified below, and the elevation of the highest point of the **building** or **structure**:
 - (i) 192.25 metres for "Tower A";
 - (ii) 192.25 metres for "Tower B";
 - (iii) 192.00 metres for "Tower C";

- (iv) 192.00 metres for “Tower D”;
 - (v) 191.70 metres for “Tower E”;
 - (vi) 191.95 metres for “Tower F”; and
 - (vii) 192.20 metres for “Tower G”;
- (I) Despite Regulation 40.10.40.10(1)(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 3 of By-law [Clerks to insert By-law ##];
- (J) Despite Regulation (I) above, the permitted maximum height of the “Existing “Building”, as shown on Diagram 3 of By-law [Clerks to insert By-law ##], is the height of the **building** as it existed on the **lot** as of the date of the passing of By-law [Clerks to insert by-law ##], subject to permitted projections set out in Regulations 40.5.40.10(3) to (8);
- (K) Despite Regulations 40.5.40.10(3) to (8) and (I) above, the following equipment and **structures** related to the “New Buildings” may project beyond the permitted maximum heights as shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 8.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 8.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, and structures that enclose, screen or cover the equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
 - (vii) elements listed in subsections (K)(iv) may project above the

permitted height limit for the mechanical penthouse as set out in subsection (K)(ii) by a maximum of 3.0 metres;

- (L) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey** of the “New Buildings”, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.5 metres;

PRINCIPAL BUILDING REQUIREMENTS

- (M) Despite Regulation 40.10.40.1(1), the following residential use portions of a **building** may be located on the same **storey** as non-residential use portions of a **building**:
- (i) residential lobby access and ancillary residential uses;
 - (ii) **townhouse dwelling units**; and
 - (iii) indoor **amenity space**;

GROSS FLOOR AREA

- (N) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of the **buildings** and **structures** on the **lot** associated with the “New Buildings” is 235,900 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is the “New Buildings” is 235,000 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is in the “New Buildings” is 900 square metres;
- (O) The permitted maximum **gross floor area** for residential uses in the “Existing Building” must not exceed the **gross floor area** existing therein as of the date of the passing of By-law [Clerks to insert by-law ##], including any alterations and internal modifications that result in an additional 500 square metres of **gross floor area**;

AMENITIES

- (P) Despite Regulation 40.10.40.50(1), **amenity space** for the “New Buildings” must be provided at a minimum rate of 2.7 square metres for each **dwelling unit**, of which:
- (i) at least 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.2 square metres of outdoor **amenity space** for each

dwelling unit of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and

- (iii) no more than 25% percent of the outdoor component may be a **green roof**;
- (Q) Regulation 40.10.40.50(1), with respect to **amenity space** in the “Existing Building”, does not apply;

SETBACKS

- (R) Despite Regulation 40.10.40.70 (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (S) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (T) Despite Clause 40.10.40.60 and (R) and (S) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, balconies, balcony guards, and dividers, by a maximum of 1.8 metres;
 - (ii) canopies and awnings, by a maximum of 4.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vi) eaves, by a maximum of 0.5 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;

PARKING

- (U) Regulation 200.5.10.1(1) and Table 200.5.10.1, with respect to the minimum residential visitor **parking rate** requirement, does not apply to

the “Existing Building”;

- (V) Despite Regulation 200.5.1.10(2)(A)(iv) and (D), a maximum of 20 percent of **parking spaces** may have a minimum width of 2.6 metres and obstructed on one or two sides, as described in Regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed side(s) of the **parking space**;
- (W) Despite Clause 200.15.10.10, a minimum of 22 accessible **parking spaces** must be provided on the **lot**;
- (X) Despite Regulations 200.15.1(1) to (4), accessible **parking spaces** must be provided in accordance with the following:
 - (i) An accessible **parking space** must have the following minimum dimensions:
 - (a) width of 3.4 metres;
 - (b) length of 5.6 metres; and
 - (c) vertical clearance of 2.1 metres;
 - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**; and
 - (iii) Accessible **parking spaces** must be located within 25.0 metres of a barrier free entrance to a **building** or passenger elevator that provides access to the first **storey** of the **building**;

LOADING

- (Y) Despite Clause 220.5.10.1, a minimum of 4 Type “G” and 3 Type “C” **loading spaces** must be provided on the **lot** for the shared use of the “Existing Building” and the “New Buildings”;

BICYCLE PARKING

- (Z) Regulation 230.5.10.1(5), with respect to **bicycle parking space** requirements for **dwelling units**, does not apply to the “Existing Building”;
- (AA) Despite Regulations 230.5.1.10(4), a **stacked bicycle parking space** must have the following minimum dimensions:
 - (i) width of 0.2 metres.

- (ii) length of 1.2 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (BB) Despite Regulations 230.5.1.10(6), (9)(A) and (10) and Clause 230.40.1.20 both “long-term” and “short-term” **bicycle parking spaces** may:
- (i) located in a stacked **bicycle parking space** arrangement, in any combination of vertical, horizontal or stacked positions;
 - (ii) located outdoors or indoors in a secure or enclosed room or enclosure on any floor of a **building** above or below ground level; and
 - (iii) located more than 30 metres from a pedestrian entrance;

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

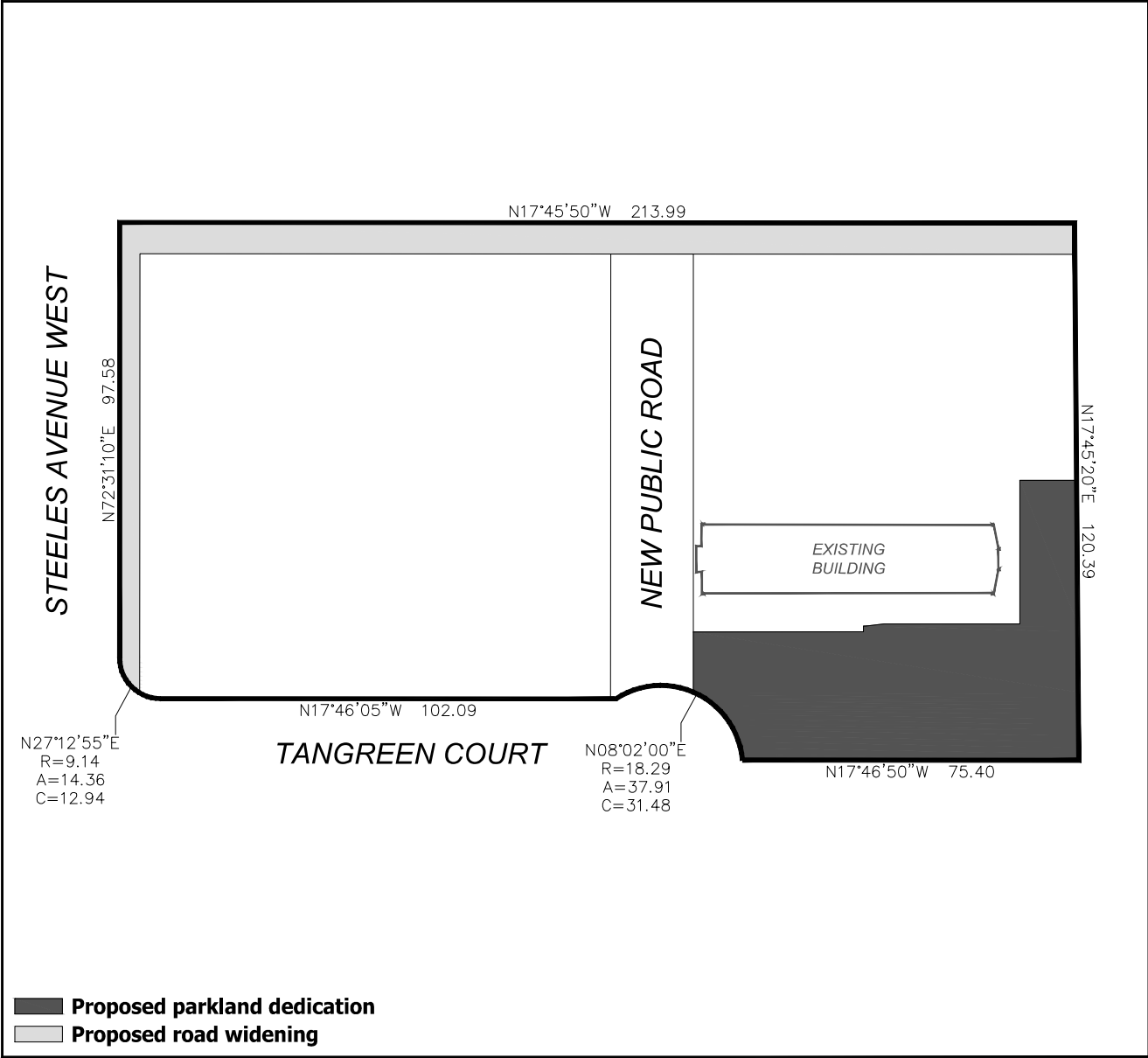


Diagram 1

5 & 15 Tangreen Court, Toronto

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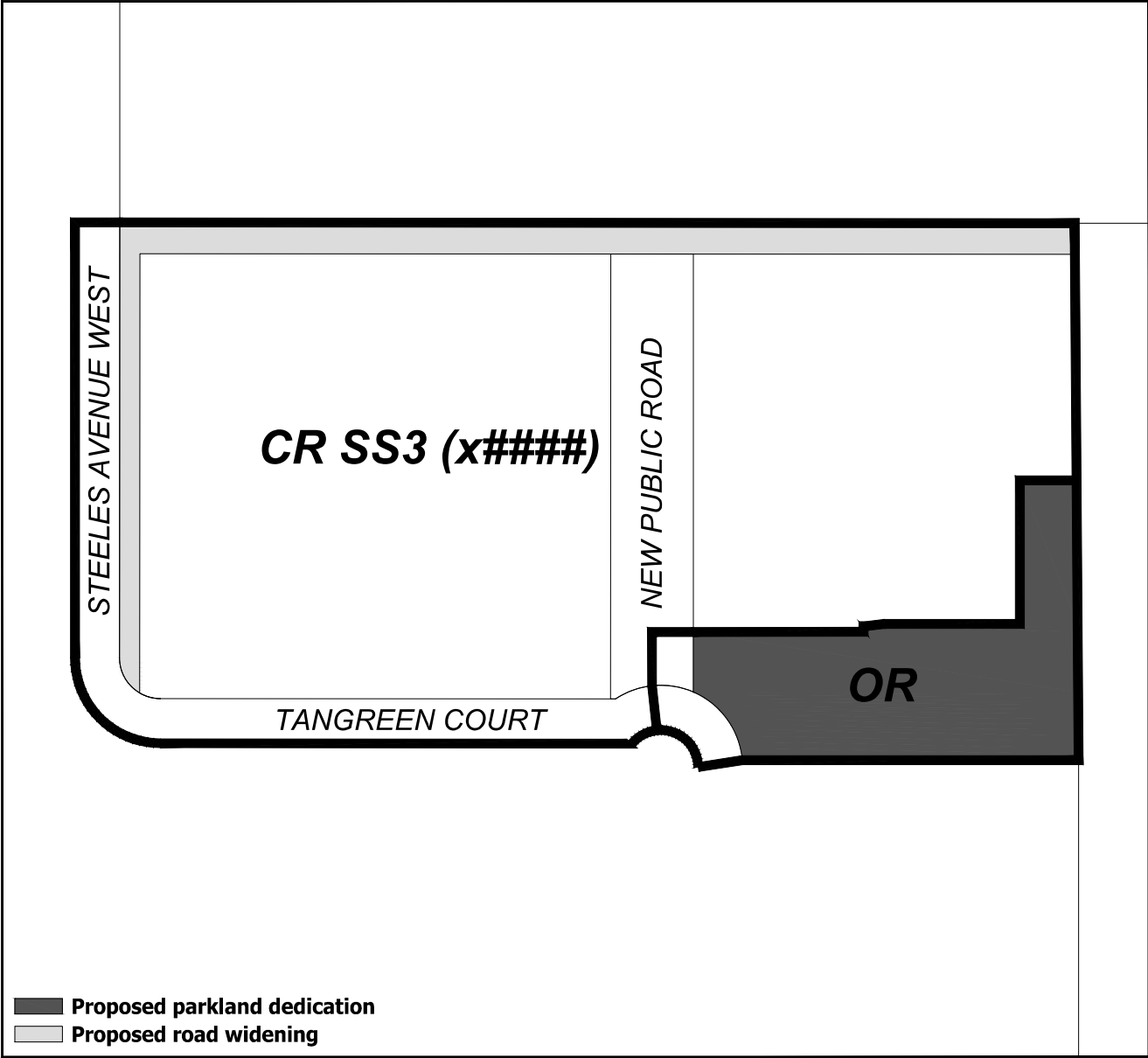


Diagram 2

5 & 15 Tangreen Court, Toronto

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Not to Scale

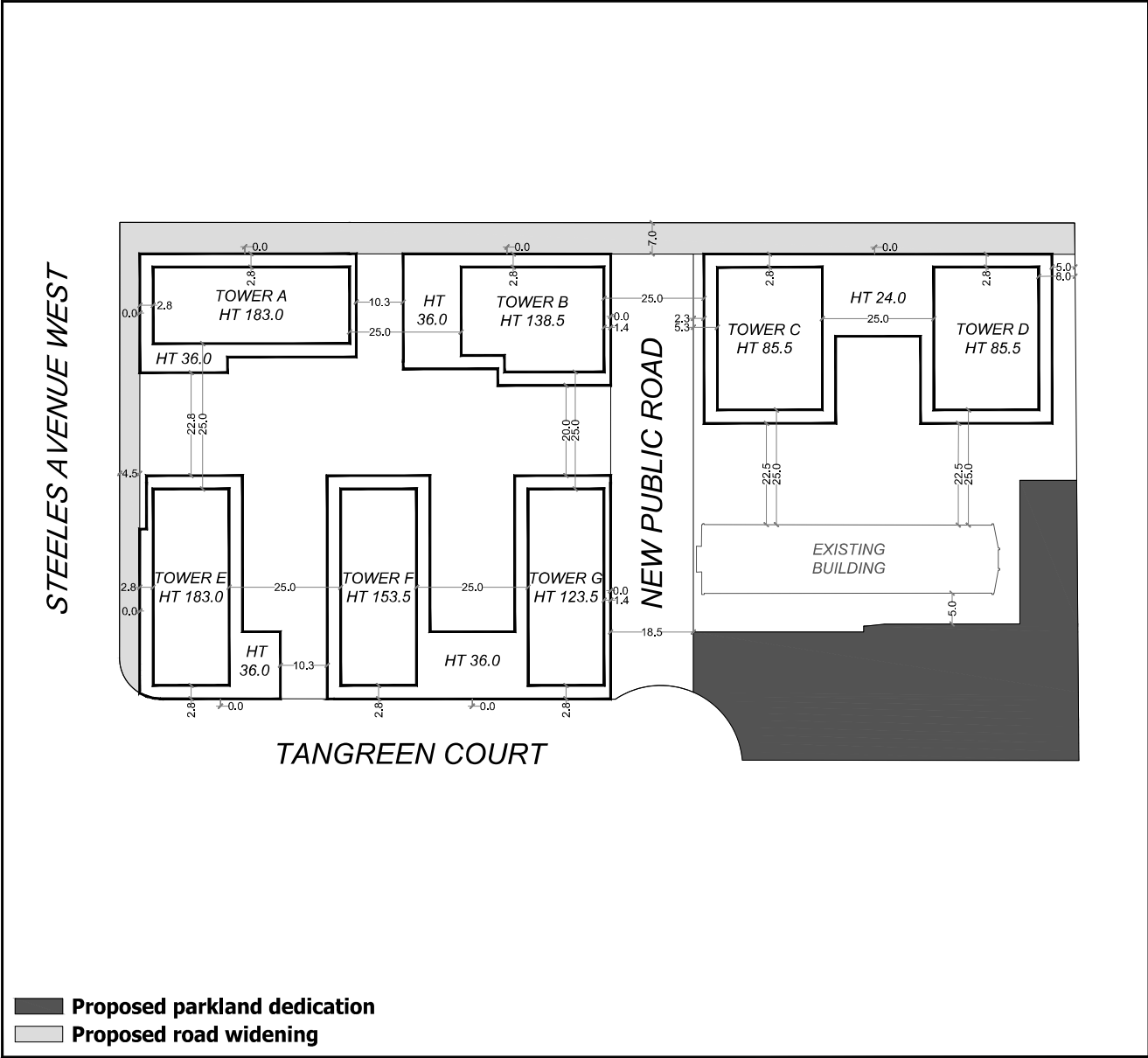


Diagram 3

5 & 15 Tangreen Court, Toronto

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