

## Draft Zoning By-law Amendment – October 5, 2023

### CITY OF TORONTO

#### BY-LAW No. XXX-2023

To amend the General Zoning By-law 438-86 of the former City of Toronto, as amended, with respect to the lands known municipally in the year 2023 as 70 and 86 Lynn Williams Street.

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. District Map 49G-322 contained in Appendix “A” of By-law 438-86, as amended, shall be further amended by rezoning the site from “IC D3” to “CR-X” and “G” as shown on Map 2.
2. None of the provisions of Section 2(1) with respect to the definition of *bicycle parking space*, *grade*, *height*, *gross floor area*, *non-residential gross floor area*, and *lot*, and Sections 4(2)(a), 4(4)(b), 4(6)(b), 4(7)(b), 4(10), 4(12), 4(13), 4(16), 8(2), 8(3) Part I 1, 2 and 3, 8(3) Part III 1(a), 8(3) Part IV(1) and (2) of the aforementioned Zoning By-law 438-86, as amended, and By-law 853-2005, shall apply to prevent the erection or use of mixed-use buildings and uses accessory to the foregoing uses on the lot municipally known as 86 Lynn Williams Street, provided that:
  - a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law, except for the lands zoned as G on Map 1 attached to and forming part of this By-law;
  - b) The total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 34,300 square metres of which:
    - (i) a maximum *residential gross floor area* of 33,100 square metres is permitted; and
    - (ii) a minimum *non-residential gross floor area* of 750 square metres shall be provided;
  - c) Notwithstanding Section 5 (1)(f)(b), the following additional uses are permitted on the lot zoned G as shown on Map 1:
    - (i) open air market;

- (ii) outdoor open air market;
  - (iii) public market;
  - (iv) outdoor sales and display; and
  - (v) temporary retail kiosk;
- d) Residential *amenity space* shall be provided in accordance with the following:
- (i) a minimum of 2.0 square metres of indoor residential *amenity space* per *dwelling unit* shall be provided and maintained on the *lot*; and
  - (ii) a minimum of 2.0 square metres of outdoor residential *amenity space* per *dwelling unit* shall be provided and maintained on the *lot*;
- e) No portion of any *building* or *structure* on the *lot* erected or used above *grade* shall exceed the *height* limits shown in metres as indicated by the numbers following the letters "H" in the areas delineated by heavy lines on Map 2, attached to and forming part of this By-law, except for the following:
- (i) equipment used for the functional operation of the *building*, including electrical, utility, mechanical and ventilation equipment, as well as 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, including 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, by a maximum of 7.0 metres;
  - (v) planters, *landscaping* features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
  - (vi) antennae, flagpoles, and satellite dishes, by a maximum of 3.0 metres; and
  - (vii) trellises, pergolas, and unenclosed *structures* providing safety or wind protection to rooftop *amenity space*, by a maximum of 4.0 metres;
- f) No *building* or *structure* shall be located within the hatched areas shown on Map 2 between *grade* and a maximum of 6.5 m above *grade*;

- g) No portion of any *building* erected on the *lot* above grade shall be located otherwise than wholly within the areas delineated by heavy lines shown on Map 2 attached to and forming part of this By-law, except for the following encroachments:
- (i) balconies, by a maximum of 1.8 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iv) cladding added to the exterior surface of the *main wall* of a *building*, by a maximum of 0.5 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, by a maximum of 0.5 metres;
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- h) The minimum number of parking spaces required to be provided and maintained on the *lot* per the requirements of Zoning By-law No. 569-2013, as amended, with the exception of the following:
- (i) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1 of Zoning By-law No. 569-2013, parking spaces for non-residential uses and car share spaces must be provided on the *lot* as follows:
    - (1) A minimum of 68 residential spaces;
    - (2) A minimum of 1 car share spaces;
    - (3) A minimum of 30 visitor parking spaces; and
    - (4) A minimum of 11 retail parking spaces;
  - (ii) Despite Regulation 200.5.1.10(2), a maximum of 10 percent parking spaces on the lot that are obstructed on one side only may have a minimum width of 2.6 metres;
- i) Loading spaces are required to be provided and maintained on the *lot* per the requirements of Zoning By-law No. 569-2013 in accordance with the following;
- a. One (1) Type G loading space
  - b. One (1) Type B loading space

- j) A minimum of four (4) accessible parking spaces shall be provided;
  - k) *Bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
    - (i) a minimum of 0.9 long term *bicycle parking spaces* per *dwelling unit*; and
    - (ii) a minimum of 0.1 short term *bicycle parking spaces* are required;
3. None of the provisions of By-law 438-86, as amended, or this By-law shall apply to prevent a *temporary sales office* on the lot.
4. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, except for the following:
- (a) "bicycle parking space" means an area used for parking or storing of bicycles having the following minimum dimensions:
    - (i) where the bicycles are to be parked in a bicycle stacker, has a minimum vertical clearance of 1.2 metres, width of 0.6 metres and depth of 1.7 metres for each bicycle parking space;
  - (b) "car share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable;
  - (c) "Car share parking" means a parking space that is reserved and actively used for car-sharing;
  - (d) "grade" means 87.2 metres Canadian Geodetic Datum;
  - (e) "height" means the vertical distance between grade and the highest point of the roof of any building on the lot, subject to permitted projections prescribed by this By-law;
  - (f) "gross floor area" is defined as the sum of the total area of each floor level of a *building*, above and below the ground, measured from the exterior of the *main wall* of each floor level.
  - (g) "lot" means the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (i) "residential gross floor area" shall mean the sum of the total area of each floor level of a building with a floor elevation above grade, measured from the exterior main wall of

each floor level. The gross floor area of an apartment building is reduced by the area in the building used for:

- (i) parking, loading and bicycle parking below established grade;
- (ii) required loading spaces and required bicycle parking spaces at or above established grade;
- (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- (iv) however and change facilities required by this By-law for required bicycle parking spaces;
- (v) indoor amenity space required by this By-law;
- (vi) elevator shafts;
- (vii) garbage shafts;
- (viii) mechanical penthouse;
- (ix) (exit stairwells in the building.

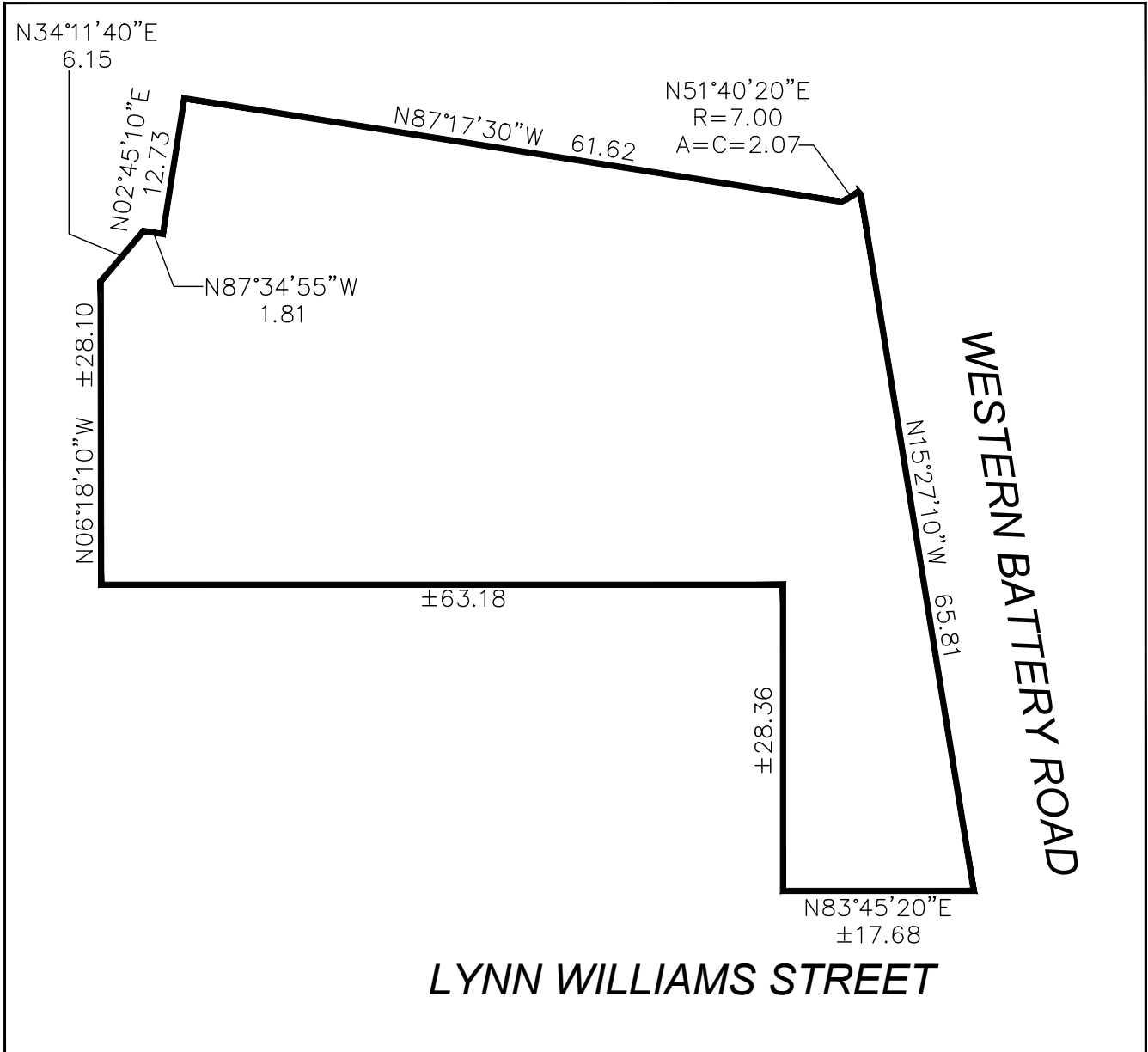
(j) "temporary sales office" means a building or structure used exclusively for the sale and/or leasing of dwelling units or non-residential gross floor area to be erected on the lot.

5. Within the lot, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line within the lot and the following provisions are complied with:
  - (i) all new public roads within the lot have been constructed to a minimum base curb and base asphalt and are connected to an existing public highway; and
  - (ii) all water mains and sanitary sewers within the lot and appropriate appurtenances have been installed and are operational.
6. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division occurred.
7. Nothing in this By-law will apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development and nothing in this By-law shall prevent the phased issuance of building permits and/or phased development on the lands.

Enacted and passed on <\*>, 2023.

Speaker  
(Seal of the City)

City Clerk



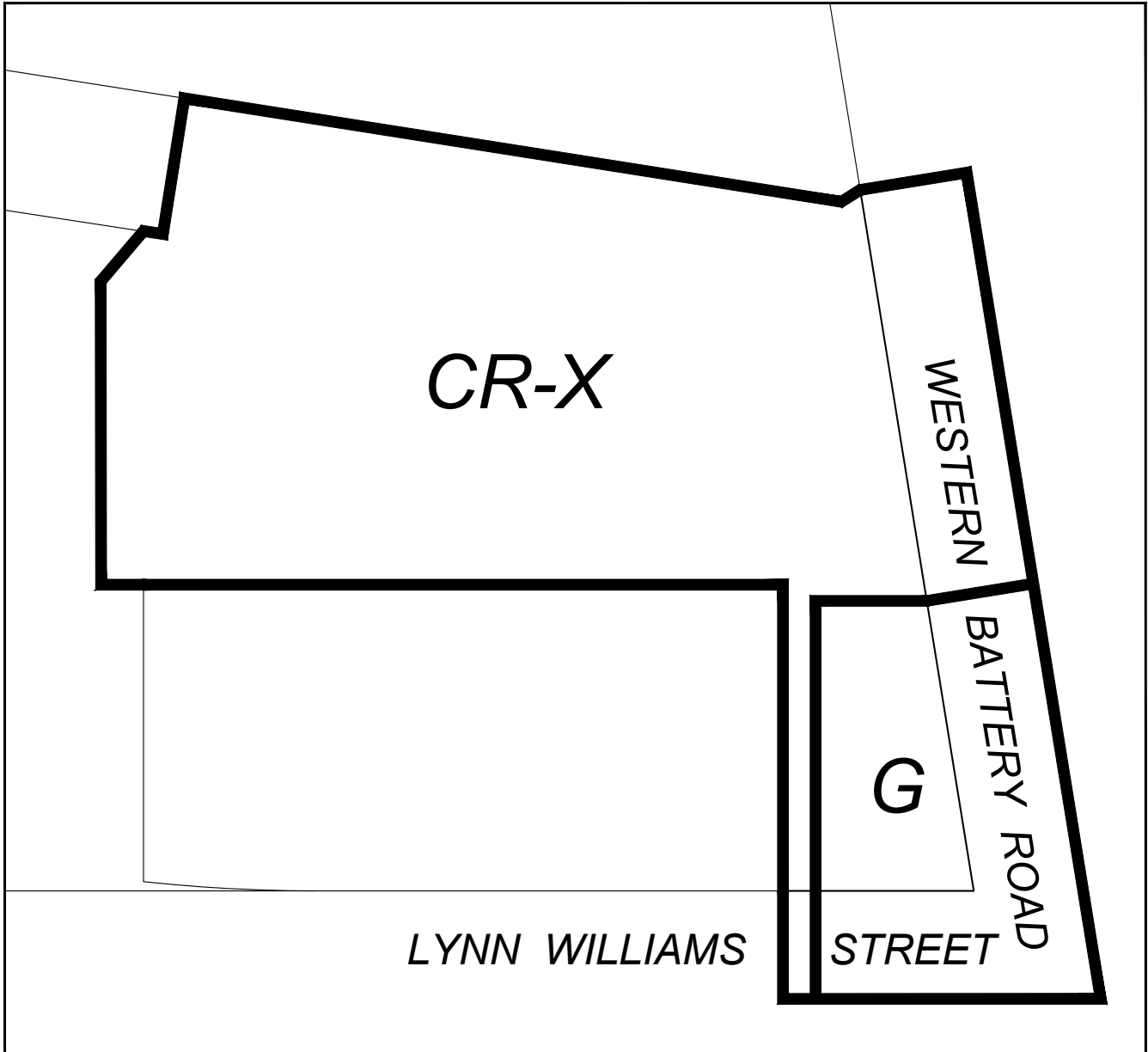
80 Lynn Williams Street, Toronto

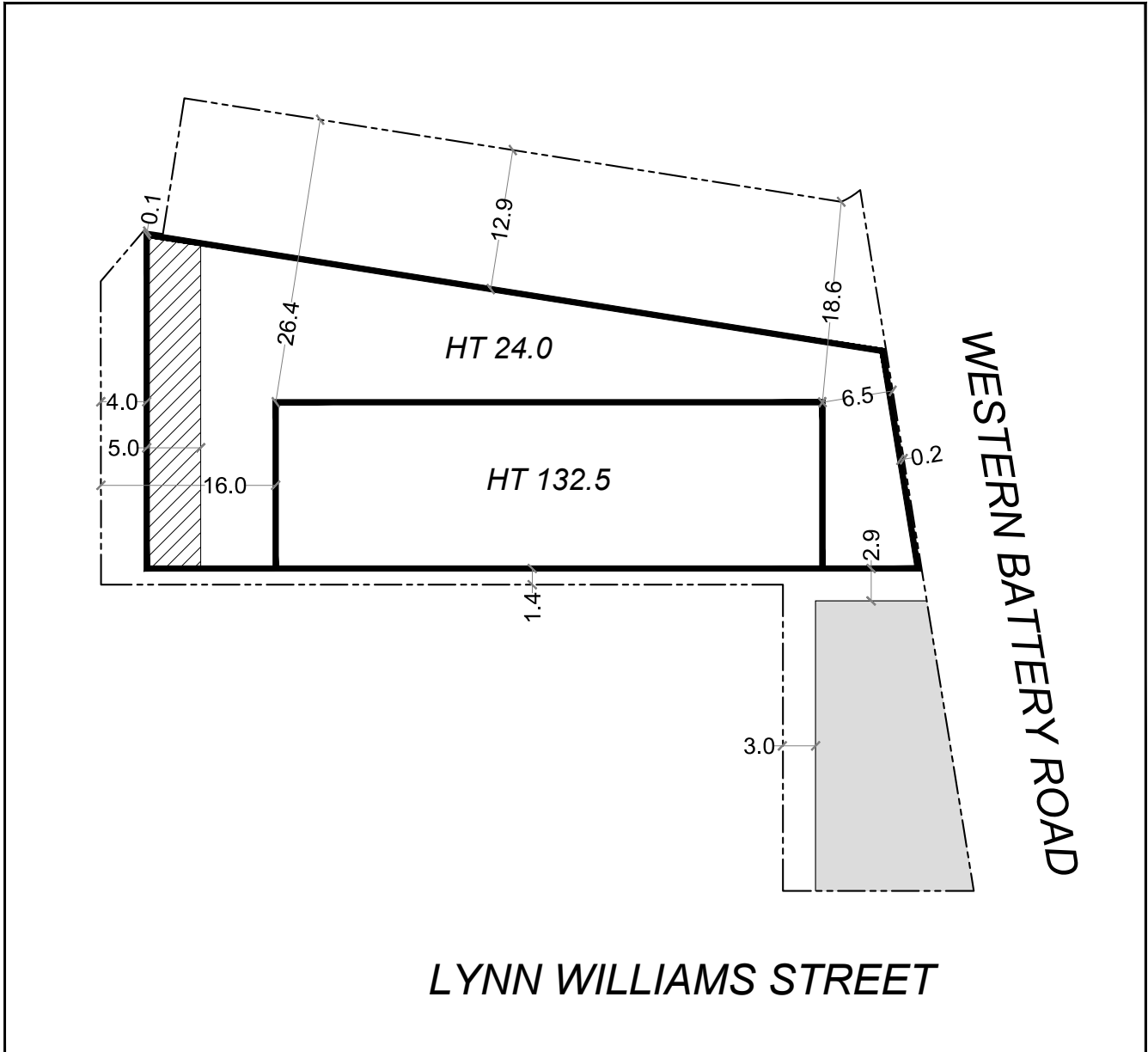
Map 1

File #23 \_\_\_\_\_



Not to Scale





80 Lynn Williams Street, Toronto

Map 3

File #23 \_\_\_\_\_

-  Parkland dedication
-  Ground floor setback



Not to Scale