

Authority: Toronto and East York Community Council Item [-], as adopted by
City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

**To amend Zoning By-law 569-2013, as amended, with respect to the lands
municipally known in the year 2025 as 48 Isabella 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, as amended; 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.

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, as amended, 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 R (d2.5) (x882) to a zone label of R (XXXX) 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.[-].[-] Exception Number [-] so that it reads:

(XXXX) Exception R (XXXX)

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 lands municipally known as 48 Isabella Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) Despite regulations 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 112.55 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 10.10.40.10(1)(A) and (B), 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 number];
- (D) Despite regulations 10.5.40.10(2), (3), and (4) and 10.10.40.10(8) to (10), and (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
 - (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, elevator machine room, chimneys, and vents, by a maximum of 7.0 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 7.0 metres;
 - (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 3.5 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 4.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 6.0 metres; and
 - (vii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 4.5

metres;

- (E) Regulation 10.10.40.30(1)(A) restricting the maximum **building depth** of a **building** does not apply;
- (F) Regulation 10.10.40.80(1) with respect to the minimum distance between **main walls** of a **building** does not apply;
- (G) Despite regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 51,200 square metres;
- (H) Despite regulation 10.10.40.50(1), **amenity space** must be provided at a rate of 2.4 square metres for each **dwelling unit** of which:
 - (i) at least 1.9 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25% of the outdoor component may be a **green roof**.
- (I) Despite Regulations 10.5.40.70 and 10.10.40.70(1) to (3), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (J) Despite clause 10.5.40.60, and Provision (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 3.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (iv) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
 - (v) eaves, by a maximum of 1.0 metre; and

- (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (K) Despite regulation 10.5.50.10(4), a lot with an apartment building must have:
 - (a) a minimum of 20 percent of the area of the **lot** for **landscaping**; and
 - (b) a minimum of 40 percent of the area required in (a), must be **soft landscaping**;
- (L) Despite regulation 10.5.50.10(5), a strip of **soft landscaping**, will not be required on any part of a **lot line** abutting another **lot** in the Residential Zone category;
- (M) The provision of **dwelling units** is subject to the following:
 - (i) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
- (N) Despite regulations 200.5.1(2), 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 resident **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for dwelling units in a **building** in Parking Zone A;
 - (ii) a minimum of 0 residential visitor **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for dwelling units in a **building** in Parking Zone A; and
 - (iii) no **parking spaces** are required for other permitted uses;
- (O) **Pick-up** and **drop-off parking spaces** may be provided on the **lot**;
- (P) Despite clause 220.5.10.1, one (1) Type "G" **loading space** and one (1) Type "C" **loading space** must be provided;
- (Q) Despite regulations 230.5.10.1(1), (3) and (5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 long-term **bicycle parking spaces** for each **dwelling unit**;

- (ii) 0.2 short-term **bicycle parking spaces** for each **dwelling unit**;
- (R) Despite regulation 230.5.10.20(1), the number of **bicycle parking spaces** required by regulation 230.5.10.1(5) may be reduced, as follows:
 - (i) the number of "short-term" **bicycle parking spaces** reduced up to half the amount required by regulations 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (ii) the number of "long-term" **bicycle parking spaces** reduced up to half the amount required by regulations 230.5.10.1(5)(A), rounded down to the nearest whole number;
 - (iii) for each **bicycle parking space** required by regulation 230.5.10.1(5) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
 - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act.
- (S) Despite regulation 230.5.1.10(4)(A), a **bicycle parking space** must have the following minimum dimensions:
 - (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance from the ground of 1.9 metres;
- (T) Despite regulation 230.5.1.10(4)(B), a **bicycle parking space**, if placed in a vertical position on a wall, structure or mechanical device, must have the following minimum dimensions:
 - (i) length or vertical clearance of 1.9 metres;
 - (ii) width of 0.35 metres; and
 - (iii) horizontal clearance from the wall of 1.1 metres.
- (U) Despite regulation 230.5.1.10(4)(C), if a **stacked bicycle parking space** is provided, each **bicycle parking space** must have the following minimum dimensions:
 - (i) length of 1.6 metres;
 - (ii) width of 0.3 metres; and

- (iii) vertical clearance of 1.2 metres;
- (V) Despite regulation 230.40.1.20(1), short-term **bicycle parking spaces** may be located:
 - (i) outside of the building,
 - (ii) inside and on the first storey of the building,
 - (iii) second storey of the building, or
 - (iv) on the first level of the building below-ground;
- (W) Despite regulation 230.40.1.20(2), short-term **bicycle parking spaces** may be no more than 50.0 metres from any pedestrian entrance to the building on the lot;
- (X) Despite regulation 230.5.1.10(9), long-term **bicycle parking spaces** may be located outdoors or indoors in an enclosed room or enclosure on any floor of a building, but is not required to occupy 50 percent of the area;
- (Y) Despite regulation 230.5.1.10(10), both long-term and short-term **bicycle parking spaces** may be provided in any combination of **non-stacked bicycle parking space** or **stacked bicycle parking** arrangements with the exception of oversized **bicycle parking spaces**;
- (Z) Despite regulation 230.5.1.10, a minimum of 5 percent of the provided long-term **bicycle parking spaces** must be **oversized bicycle parking spaces**, rounded down to the nearest whole number;
- (AA) Despite regulation 230.5.1.10, the minimum aisle widths accessing a **bicycle parking space** is subject to the following:
 - (i) 2.5 metres for an **oversized bicycle parking space**;
 - (ii) 1.8 metres for a **stacked bicycle parking space** and in all other cases;

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.
6. For the purpose of this exception, each word or expression that is in **bold font** in this exception will have the same meaning as each word or expression as defined in Chapter 800 of this By-law 529-2013, as amended, except for the

following:

- (A) **Non-stacked bicycle parking space** means a single horizontal or vertical **bicycle parking space**.
- (B) **Oversized bicycle parking space** means a horizontal **bicycle parking space** that is used for an extra-large bicycle or bicycle with attachments.
- (C) **Pick-up and drop-off parking space** means a parking space exclusively reserved and actively signed for a vehicle where the operator of the vehicle is engaged in loading or unloading a passenger.

Enacted and passed on [Clerks to insert date].

[full name],

Speaker

City Clerk

[full name],

(Seal of the City)





