

CITY OF TORONTO

BY-LAW ●-2021

To amend City of Toronto Zoning By-law 569-2013, as amended, of the City of Toronto with respect to the lands municipally known as 155 Antibes Drive.

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

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 [Clerks to insert 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 adding the lands outlined by heavy black lines in Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: RAC (x●) as shown on Diagram 2 attached to this By-law [Clerks to insert by-law #].
4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.8.10 Exception Number ● so that it reads:

Exception RAC (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 155 Antibes Drive, shown as RAC (x●) on Diagram 2 to By-law [Clerks to insert by-law #] a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (X) below;

(B) In addition to the uses permitted by Regulations 15.20.20.10 (1), 15.20.20.20 (1), and 15.20.20.40 (1), **townhouse**, **public parking**, and outdoor open air markets are permitted;

(C) Outdoor open air markets may provide retail sales, food sales and other uses from kiosks, tents, vehicles, tables and such facilities are not **buildings** or **structures**;

(D) Regulations 15.20.20.100(1), (6) and (7) shall not apply to non-residential uses in the **buildings** or **structures**;

(E) Regulations 15.20.30.10, 15.20.30.20 and 15.20.30.40 do not apply;

(F) Despite Regulation 15.20.40.40, the total **gross floor area** of all **buildings** and **structures** must not exceed 87,000 square metres;

(G) In addition to the provisions of Regulation 15.5.40.40, the following areas of a **building** are also not included in the calculation of **gross floor area**:

i. indoor **amenity space**;

ii. Storage rooms, washrooms, electrical rooms, utility rooms, mechanical rooms, moving room, mail room, firefighter central alarm control facilities (CACF), and residential garbage rooms below ground and on the first storey;

iii. mechanical and ventilation shafts; and

iii. the areas of any use operated in connection with an outdoor open air market;

(H) Despite all of Regulations 15.20.40.70 and 15.20.40.80, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground level is shown on Diagram 4 of By-law [Clerks to insert by-law #];

(I) Despite Regulations 15.5.40.60 and Regulation (H) above, the following elements may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:

i. Lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, railings, privacy screens, planters, balustrades, bollards, stairs, escalators and related enclosures, balconies, awnings, fences, underground garage ramps and associated **structures**, walls and safety railings, trellises, guards, guardrails, traffic tables, retaining walls, wheel chair ramps, public art, bike share facilities, outdoor **recreation uses**, band shells, ornamental or architectural features, landscape features, **day nursery** facilities and art installations;

ii. . Balcony dividers, privacy screens and/or partitions and balconies attached to a **building** or **structure**;

iii. Covered walkways, architectural and ornamental canopies and similar **structures**, including related support structures

iv. **Structures**, elements or enclosures listed in Regulation (L) below;

(J) Despite Regulation 15.5.40.10 (1), the **height** of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of:

i. ● for all **buildings** or **structures** located on Block A, as shown on Diagram 3 of By-law [Clerks to insert by-law #];

- ii. ● for all **buildings** or **structures** located on Block B, as shown on Diagram 3 of By-law [Clerks to insert by-law #];
- iii. ● for all **buildings** or **structures** located on Block C, as shown on Diagram 3 of By-law [Clerks to insert by-law #];
- iv. ● for all **buildings** or **structures** located on Block D, as shown on Diagram 3 of By-law [Clerks to insert by-law #]; and
- v. ● for all **buildings** or **structures** located on Block E, as shown on Diagram 3 of By-law [Clerks to insert by-law #];

(K) Despite Regulations 15.20.40.10 (1) and 15.20.40.10 (2), the permitted maximum height of each portion of a **building** or **structure** on the **lot** is the height in metres as specified by the numbers following the symbol HT as shown on Diagram 4 attached to By-law [Clerks to insert by-law #];

(L) Despite Regulations 15.5.40.10 and (K) above, the following elements may exceed the permitted maximum height:

- i. **Structures**, elements or enclosures listed in Regulation (I) above;
- ii. **Structures** on any roof used for mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, roof assemblies, and structures and elements associated with green energy and renewable energy facilities located on any roof;
- iii. Window washing equipment;
- iv. **Structures** on any roof used for maintenance, safety, wind protection or **green roof** purposes, parapets, including mechanical and architectural screens, and vestibules providing access to outdoor **residential amenity space**, and lightning rods and;
- v. Portions of a building used for indoor or outdoor **residential amenity space** or open air recreation;

(M) Regulation 15.20.40.10(2) does not apply;

(N) Despite Regulation 15.20.40.50, a minimum of 3.8 square metres per **dwelling unit** of **amenity space** must be provided and maintained on the lot as follows:

- i. A minimum of 2.3 square metres per **dwelling unit** in the buildings located on Blocks A, B, C, and D must be provided as indoor **amenity space**;
- ii. A minimum of 1.5 square metres per **dwelling unit** in the buildings located on Blocks A, B, C, and D must be provided as outdoor **amenity space**;

(O) Despite Regulations 200.5.1 (2), 200.5.10.1(1), (4), (5), and (6), and Table 200.5.10.1, parking spaces must be provided and maintained in accordance with the following requirements:

- i. A minimum of 0.75 parking spaces per **dwelling unit** for residents;
- ii. A minimum of 0.10 parking spaces per **dwelling unit** for residential visitors; and
- iii. no parking spaces are required for non-residential uses;

(P) For each car-share **parking space** provided, the minimum number of **parking spaces** for residents required pursuant to Regulation (O) i. above may be reduced by 4 parking spaces for each car-share parking space provided, to a maximum of 6 car-share parking spaces;

(Q) For the purpose of this Exception:

- 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 car-sharing 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;

(R) Despite Regulation 15.5.80.1, the **parking spaces** required by Regulation (O) ii. and iii. above may be provided on a non-exclusive basis and may be provided within a **public parking** use on the **lot**;

(S) Despite any provision of this Exception or By-law 569-2013, as amended to the contrary, any **parking spaces, drive aisles, driveways** and ramps existing on lot as of [Date of Approval] may be maintained and are deemed to comply with the requirements of By-law 569-2013, as amended.

(T) Despite Regulation 200.5.1.10 (2), a maximum of 15 percent of the total number of **parking spaces** provided do not have to 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);

(U) Despite Regulations 220.5.1 (2), 220.5.1.10 (5), and 220.5.10.1 (1), (2), (3), loading spaces must be provided as follows:

- i. A minimum of 3 Type "G" loading space;

(V) Despite Table 230.5.10.1(1), and Regulation 230.5.1.10, no bicycle parking spaces and no associated change and shower facilities are required for any buildings or structures located on the lot as of [Date of Approval];

(X) Despite regulation 230.5.1.10(10), a “short-term” **bicycle parking space** may also be located in a **stacked bicycle parking space**.

Prevailing Sections and By-laws: None.

5. Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of this By-law [Clerks to insert by-law #], the provisions of this By-law and By-law 569-2013, shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

6. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of dwelling units or non-residential units proposed on the same lot.

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