

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 2020

**CITY OF TORONTO**

**BY-LAW No. XXXX-20~**

**To amend Toronto Zoning By-law No 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 1 Herons Hill Way.**

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 as identified on Diagram 1 of By-law No. XXX-20~.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended adding the land subject to this By-law in Map Section 990.10 and applying the following zone label CR (xXXX) to these lands as shown on Diagram 2 attached to this By-law No. XXX-20~.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11 Exception Number [xXXX] so that it reads:

**Exception CR [xXXX]**

The lands, or portion thereof as noted below, are subject to a new Site Specific Provision as listed below:

Site Specific Provision:

- (A) Despite Regulation 40.10.40.40, the permitted maximum **gross floor area** on the lot must not exceed 28,600 square metres, provided:

- (i) the maximum residential **gross floor area** does not exceed 26,000 square metres;
  - (ii) the maximum non-residential **gross floor area** does not exceed 2,600 square metres; and
- (B) Despite Regulation 40.5.40.10 (1) the height of a **building** or **structure** is measured from an elevation of 175.5 metres Canadian Geodetic Datum to the highest point of a **building** or **structure**.
- (C) Despite Regulation 40.5.40.10 and subsection (C) above, the following elements of a building may exceed the permitted maximum **building** height in metres following the HT symbol on Diagrams 3 of By-law No. XXXX-20~:
- (i) the following elements may project a maximum of 3.0 metres beyond the maximum height limits: guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features and solar panels;
  - (ii) the following elements may project a maximum of 4.0 metres beyond the maximum height limits: ornamental elements, landscape elements, structures used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies;
  - (iii) the following elements may project a maximum of 6.0 metres beyond the maximum height limits: public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment and unenclosed heating equipment;
  - (iv) the following elements may project a maximum of 6.9 metres beyond the maximum height limits: elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays, parapets and elements of a green roof; and
  - (v) window washing equipment including Building Maintenance Unit (BMU) may project beyond the maximum height limits;

- (D) despite Regulations 5.10.40.70(1), Clause 40.5.40.60, Clause 40.10.40.60, Clause 40.10.40.70, Clause 40.10.40.80 and subsection (F) above, the following shall be permitted to encroach outside the required minimum **building setbacks** as shown on Diagrams 3 of By-law No. XXXX-20~:
- (i) the following elements may encroach a maximum of **XX metre** into the required setbacks: eaves, window sills, damper equipment to reduce building movement, architectural flues, pillars and satellite dishes;
  - (ii) the following elements may encroach a maximum of **XX metres** into the required setbacks: balconies;
  - (iii) the following elements may encroach a maximum of **XX metres** into the required setbacks: pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies;
  - (iv) the following elements may encroach a maximum of **XX metres** into the required setbacks: trellises and planters;
  - (v) the following elements may encroach a maximum of **XX metres** into the required setbacks: ventilation shafts, elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences; and
  - (vi) public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU) may encroach into the required setbacks;
- (E) Despite Regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) A minimum of 0.7 **parking spaces** per 1-bedroom unit must be provided for residents;
  - (ii) A minimum of 0.9 **parking spaces** per 2-bedroom unit must be provided for residents;
  - (iii) A minimum of 1.0 **parking spaces** per 3-bedroom unit must be provided for residents;
  - (iv) A minimum of 51 **parking spaces** shall be provided for visitor use;
- (F) Despite Regulation 230.5.1.10(1), **bicycle parking spaces** must be provided and maintained on the lot in accordance with the following:

- (i) A minimum of 0.75 **bicycle parking spaces** per **dwelling unit** for residents;
  - i. A minimum of 0.68 “long-term” **bicycle parking spaces** for each apartment unit for the use of residents.
  - ii. A minimum of 0.07 “short-term” **bicycle parking spaces** for each apartment unit for the use of visitors.

(G) For the purpose of this amendment, a 550 square metres of a privately owned publicly accessible space shall be provided as is shown on Diagram 3.

5. For the purpose of this By-law:

(A) "**privately-owned publicly-accessible open space**" means a space on the lot situated at ground level within the hatched area shown on Diagram 3 attached to and forming part of this By-law that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses, including for temporary commercial activities and use by the Owner in accordance with the Section 37 Agreement for the Site.

6. Prevailing By-laws and Prevailing Sections:

(A) By-law 295-2010, as amended

7. Division of Lands:

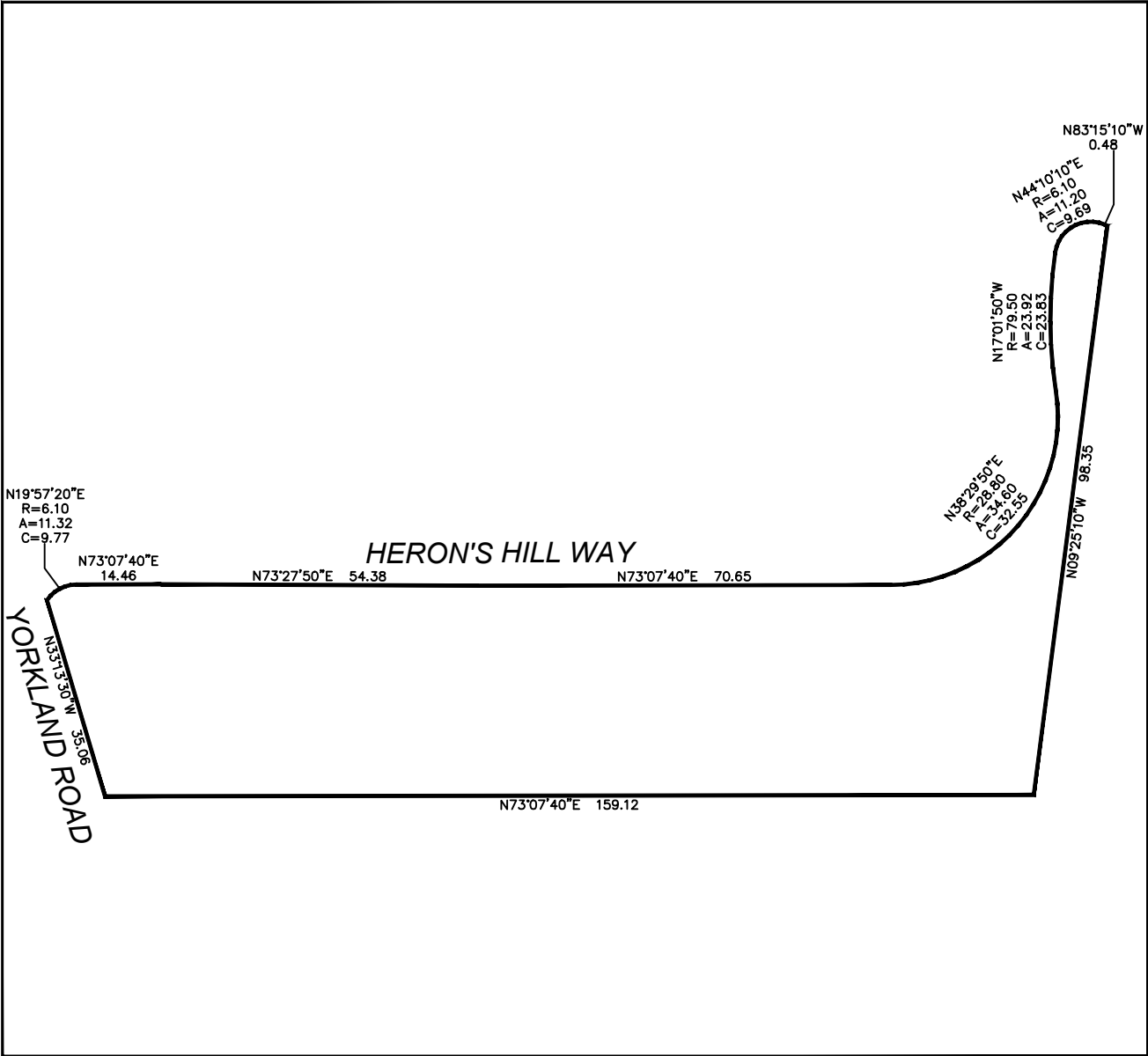
(A) notwithstanding any severance, partition or division of the lands outlined by heavy black lines and identified on Diagram 1, the regulations of By-law XXXX-20~ shall continue to apply to the whole of said lands as if no severance, partition or division had occurred.

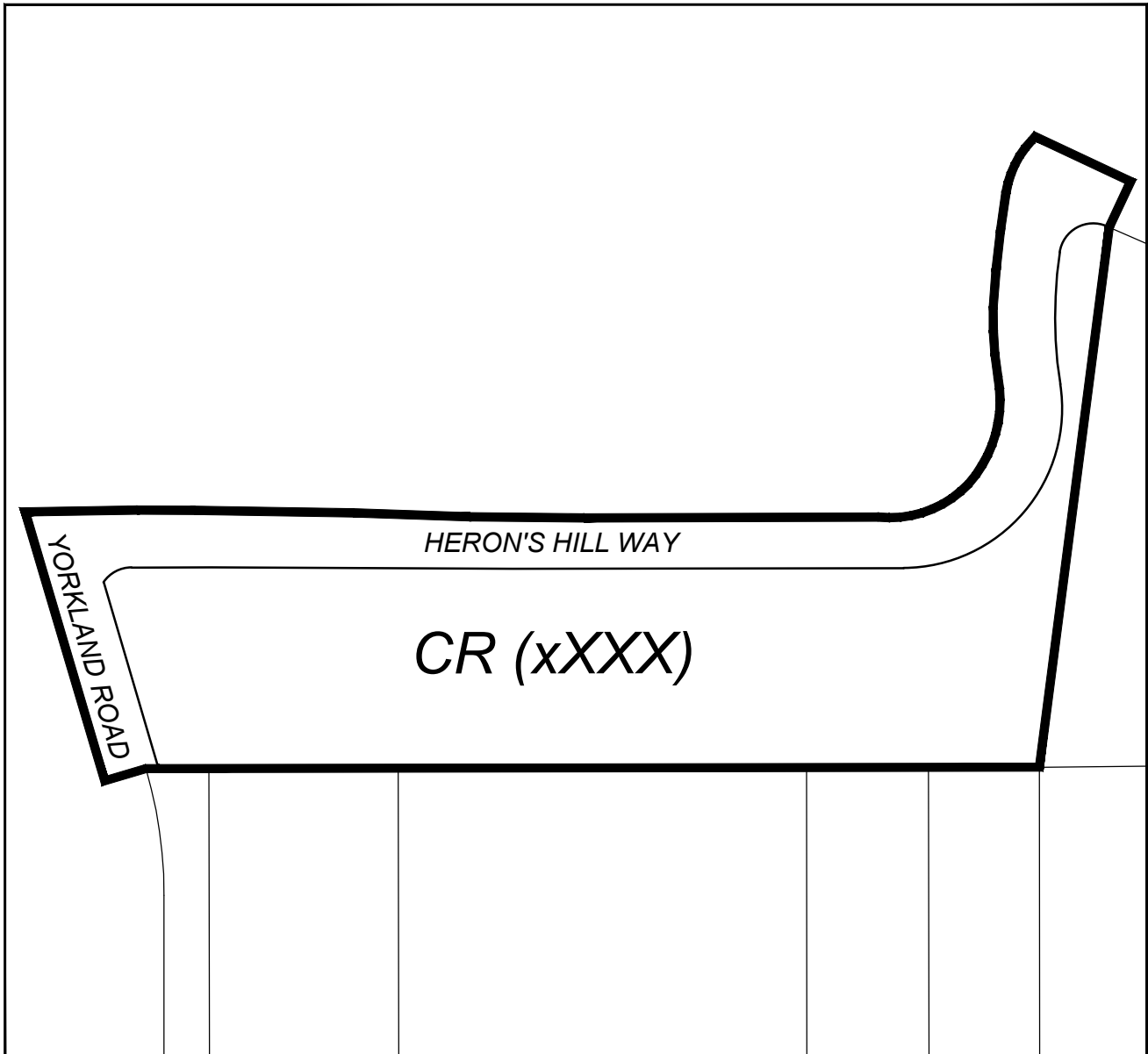
Enacted and passed on ~20~.

John Tory  
Mayor

Ulli S. Watkiss,  
City Clerk

(Seal of the City)





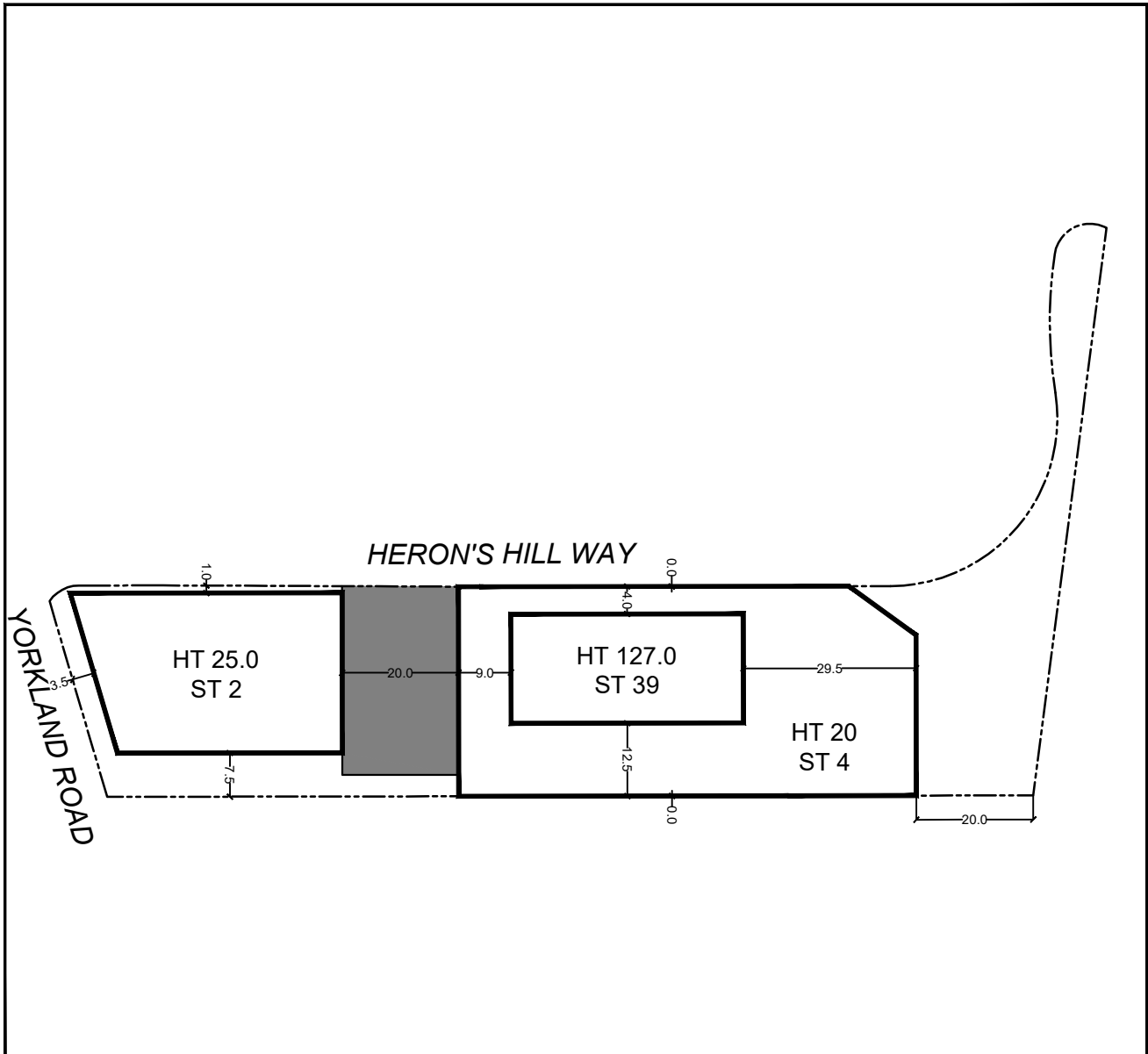


Diagram 3

1 Heron's Hill Way, Toronto

File #19 \_\_\_\_\_

 Privately-Owned Publicly-Accessible Space



Not to Scale