

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. [XXXX- 2016]

**To amend Zoning By-law No. 569-2013, as amended, with respect to tall buildings setbacks in the downtown area of the City.**

Whereas Council of the City of Toronto has the authority to 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;
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 by inserting Section 600.10 and Regulation 600.10.10(1) so that it reads:

#### 600.10 Building Setback Overlay District Map

- (1) For the purposes of 600.10, **tower** shall mean any portion of a **building** enclosing a **storey** higher than 24.0 metres above **average grade**.

#### 600.10.10 Building Setback Overlay District "A"

##### (1) District "A" Building Setback

The areas within the heavy lines on the Building Setback Overlay District Map in Diagram 1 of By-law [Clerks to insert By-law number]-2016 identified as area "A" are subject to the following:

- (A) Despite regulations 40.5.40.71(2), 40.10.40.70 (1), 50.5.40.71(2) and 50.10.40.70 (1), every **tower** must be set back:
  - (i) at least:
    - (a) 3.0 metres from a **lot line** that abuts a **street**; and
    - (b) 12.5 metres from the centre line of that abutting **street**;
  - (ii) at least 12.5 metres from the centre line of an abutting **lane**; and
  - (iii) at least 12.5 metres from a **lot line** having no abutting **street** or **lane**.

- (B) Despite regulations 40.10.40.80 (1) and 50.10.40.80 (1), (2), (3) and (5), each **tower** must be separated by at least 25.0 metres from each other **tower** on the same **lot**.
- (C) If a line projected at a right angle from a **main wall** of a **tower** intercepts another **main wall** of the same **tower**, those **main walls** must be separated by a minimum of 25.0 metres.
- (D) Despite regulations 40.10.40.60 (6) and 50.10.40.60 (6), the following projections which are attached to a **tower** must not encroach into the **building setbacks** required in regulations 600.10.10 (1) (A) or into the distances required in regulations 600.10.10 (1) (B) and 600.10.10 (1) (C):
  - (i) bay windows;
  - (ii) box windows; and/or
  - (iii) other window projections.
- (3) None of the provisions of this Section 600.10.10 Building Setback Overlay District "A" shall apply to prevent the continued use of a **tower** constructed pursuant to a building permit issued prior to July 11, 2016.
- (4) None of the provisions of this 600.10.10 Building Setback Overlay District "A" shall apply to prevent the erection or use of a **tower** permitted by the following site specific by-laws [Staff to list].
- (5) Where an exception on a property includes a reference to one of the following Section 12(2) exceptions of former City of Toronto By-law No. 438-86, those Section 12(2) exceptions prevail over the building setbacks required in regulations 600.10.10(1)(A), the distances required in regulations 600.10.10(1)(B) and 600.10.10(1)(C), and the projections prohibited by regulations 600.10.10 (1)(D):
  - (A) Section 12(2) 122 of former City of Toronto By-law 438-86;
  - (B) Section 12(2) 141 of former City of Toronto By-law 438-86;
  - (C) Section 12(2) 229 of former City of Toronto By-law 438-86;
  - (D) Section 12(2) 250 of former City of Toronto By-law 438-86;
  - (E) Section 12(2) 297 of former City of Toronto By-law 438-86;
  - (F) Section 12(2) 302 of former City of Toronto By-law 438-86; and
  - (G) Section 12(2) 310 of former City of Toronto By-law 438-86.

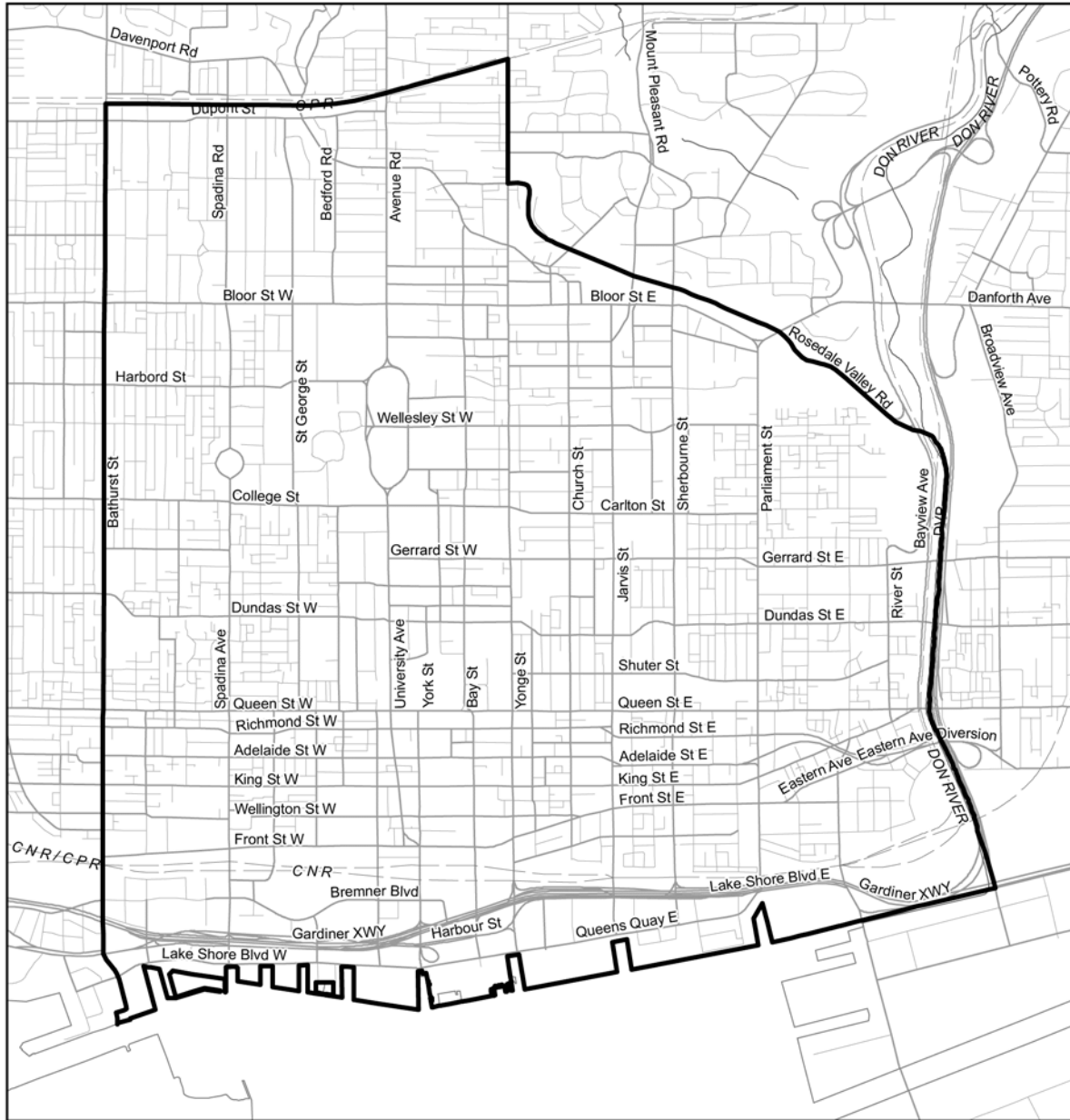
Enacted and passed on month ##, 20##.

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Diagram 1




**TORONTO** City Planning  
Zoning By-Law 569-2013

## Downtown Tall Building Setback

File # 16 103066 SPS 00 02

**Legend**

 Toronto Downtown



Not to Scale  
5/5/2016