

Authority: Toronto and East York Community Council  
33.8, as adopted by City of Toronto Council on June 26,  
27, 28 and 29, 2018

## CITY OF TORONTO

Bill 1174

### BY-LAW -2019

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 502 Adelaide Street West and 119-123 Portland Street.**

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;

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, 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 to: CRE (x 18) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number 18, so that it reads:

#### **Exception CRE 18**

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 502 Adelaide Street West and 119-123 Portland Street, if the requirements in By-law -2019 [Clerks to insert number] are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (R) below;
- (B) Despite Regulation 50.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 89.2 metres and the elevation of the highest point of the **building**;

- (C) Despite Regulation 50.10.40.10(1) the height of any **building** or **structure** on the lands must not exceed the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law -2019 [Clerks to insert number];
- (D) Despite subsection (C) and Regulation 50.5.40.10(3), (4), (5), (6) and (7) the only elements permitted to project vertically beyond the height limits specified on Diagram 3 of By-law -2019 [Clerks to insert number] are the following:
- i) eaves, cornices, parapets, guardrails, balcony guards, railings, or balustrades to a maximum of 1.5 metres;
  - ii) balcony dividers to a maximum of 2.0 metres;
  - iii) window washing equipment;
  - iv) chimneys, vents ventilation shafts, lighting, lighting rods to a maximum of 1.5 metres;
  - v) green roof elements and landscape features within "Area A" as shown on Diagram 3 of By-law -2019 [Clerks to insert number] to a maximum of 1.5 metres; and
  - vi) pergolas, awnings, and windscreens only within "Area A" as shown on Diagram 3 of By-law -2019 [Clerks to insert number] to a maximum of 3.0 metres and must be set back a minimum of 2.5 metres from the building envelope of "Area A";
- (E) Despite Clause 50.10.40.70 the required minimum **building setbacks** are shown on Diagram 3 of By-law -2019 [Clerks to insert number];
- (F) Despite subsection (E) and Regulation 50.10.40.70, 50.5.40.60(1) and 50.10.40.60, the following may encroach into the required minimum building setbacks in Diagram 3 of By-law -2019 [Clerks to insert number]:
- i) eaves, cornices, window frames or sills, light fixtures, railings, trellises, balustrades, vent caps, wheelchair ramps, outdoor fireplaces, and landscape features;
- (G) Regulation 50.10.40.80(3), with respect to distance between windows of **buildings** in King-Spadina does not apply;
- (H) The total combined **gross floor area** of all **buildings** and **structures**, must not exceed 9,800.0 square metres, of which:
- i) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (B) and 50.10.20.20 (1) (B) must not exceed 9,500.0 square metres;

- ii) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (A) and 50.10.20.20 (1) (A) must not exceed 300.0square metres; and
  - iii) the uses listed in regulation 50.10.20.10 (1) (C) and 50.10.20. 20 (1) (C) are not permitted;
- (I) Any applications under Section 34 and/or Section 45 of the Planning Act seeking further increases to the **gross floor area** so that the total combined **gross floor area** for the lands is greater than 10,000.0 square metres will be subject to a community benefit contribution as per Section 37 of the Planning Act;
- (J) A maximum of 123 **dwelling units** are permitted on the lands;
- (K) A minimum of 20 percent of all **dwelling units** provided on the lands must have 3-bedrooms;
- (L) Despite regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres of indoor and outdoor **amenity space** in total per **dwelling unit**, of which:
- i) a minimum of 200 square metres of outdoor **amenity space** must be provided and located either adjoining or directly accessible to the indoor **amenity space**, which may include outdoor **amenity space** located one level above the indoor **amenity space** that is directly accessible by a stairwell and elevator;
- (M) Despite the parking rates in Table 200.5.10.1 and Regulation 200.5.10.1 (1)(2)(7) **parking spaces** on the lands must be provided as follows:
- i) a minimum of 24 **parking spaces** for residents;
  - ii) a minimum of 8 **parking spaces** for visitors; and
  - iii) no **parking spaces** are required for the non-residential uses;
- (N) Despite regulation 200.5.1.10(2) a **parking space**, with or without a fixed object within 0.3 metres of the side of the **parking space**, may have the following minimum dimensions:
- i) length of 5.6 metres;
  - ii) width of 2.6 metres; and
  - iii) vertical clearance of 2.0 metres;
- (O) Despite regulation 220.5.10 one Type "G" **loading space** must be provided on the lands;

- (P) Despite regulation 200.5.10.1(1) and (5) **bicycle parking spaces** for all **dwelling units** must be provided and maintained on the lands in accordance with the following:
- i) a minimum of 0.9 long-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands; and
  - ii) a minimum of 0.1 short-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands;
- (Q) Section 600.10, with respect to tall building regulations in the Downtown does not apply;
- (R) Despite regulation 50.5.40.40(3) the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
- i) a room or enclosed area, including its enclosing walls within the **building** or **structure** above or below-ground that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the **building**; and
  - ii) exit stairs in the **building** or **structure**.

Prevailing By-law and Prevailing Sections:

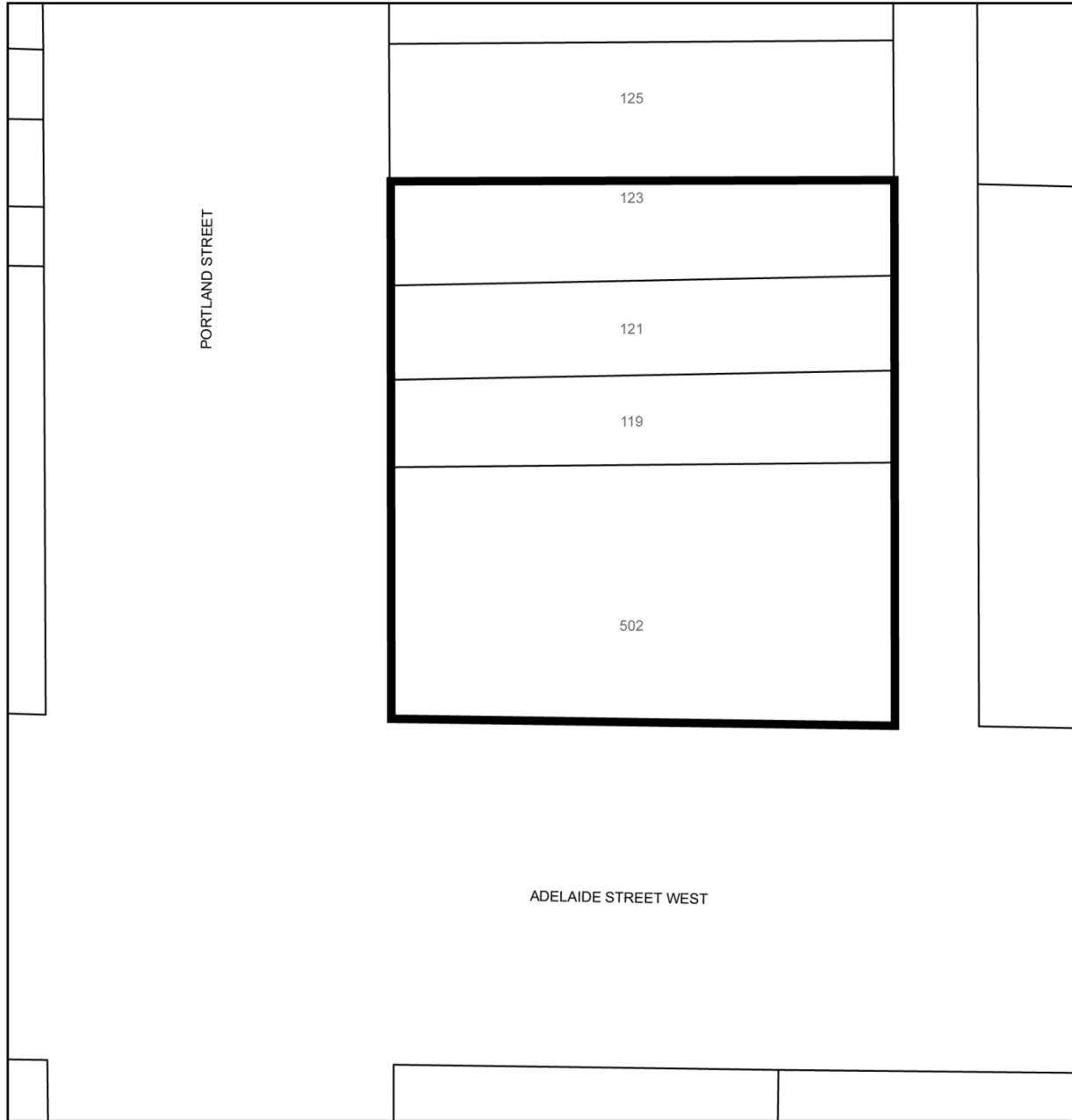
Section 12(2) 270 of former City of Toronto By-law 438-86.

Enacted and passed on July , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

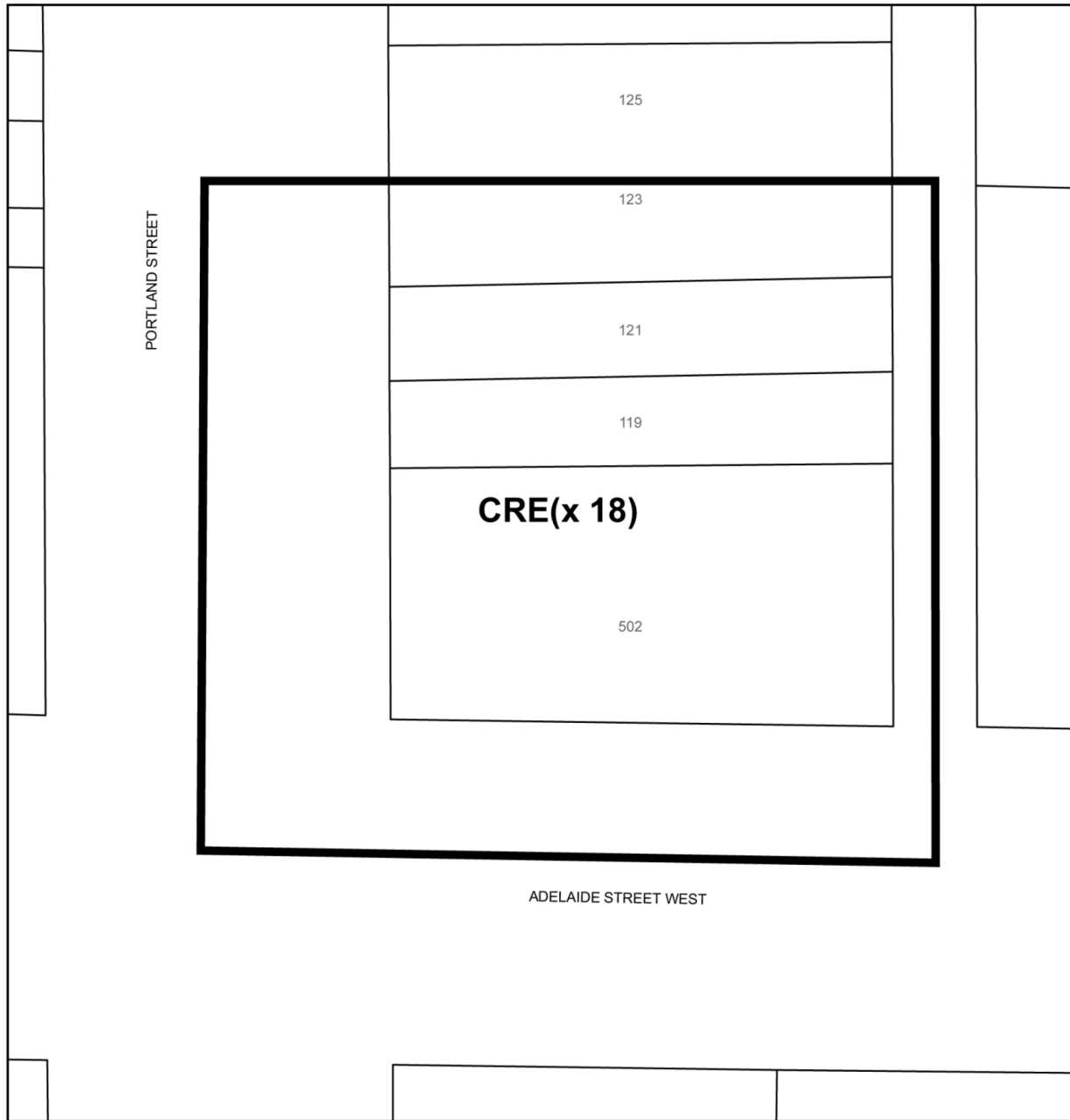
(Seal of the City)



 **TORONTO**  
Diagram 1

**502 Adelaide Street West  
& 119-123 Portland Street**

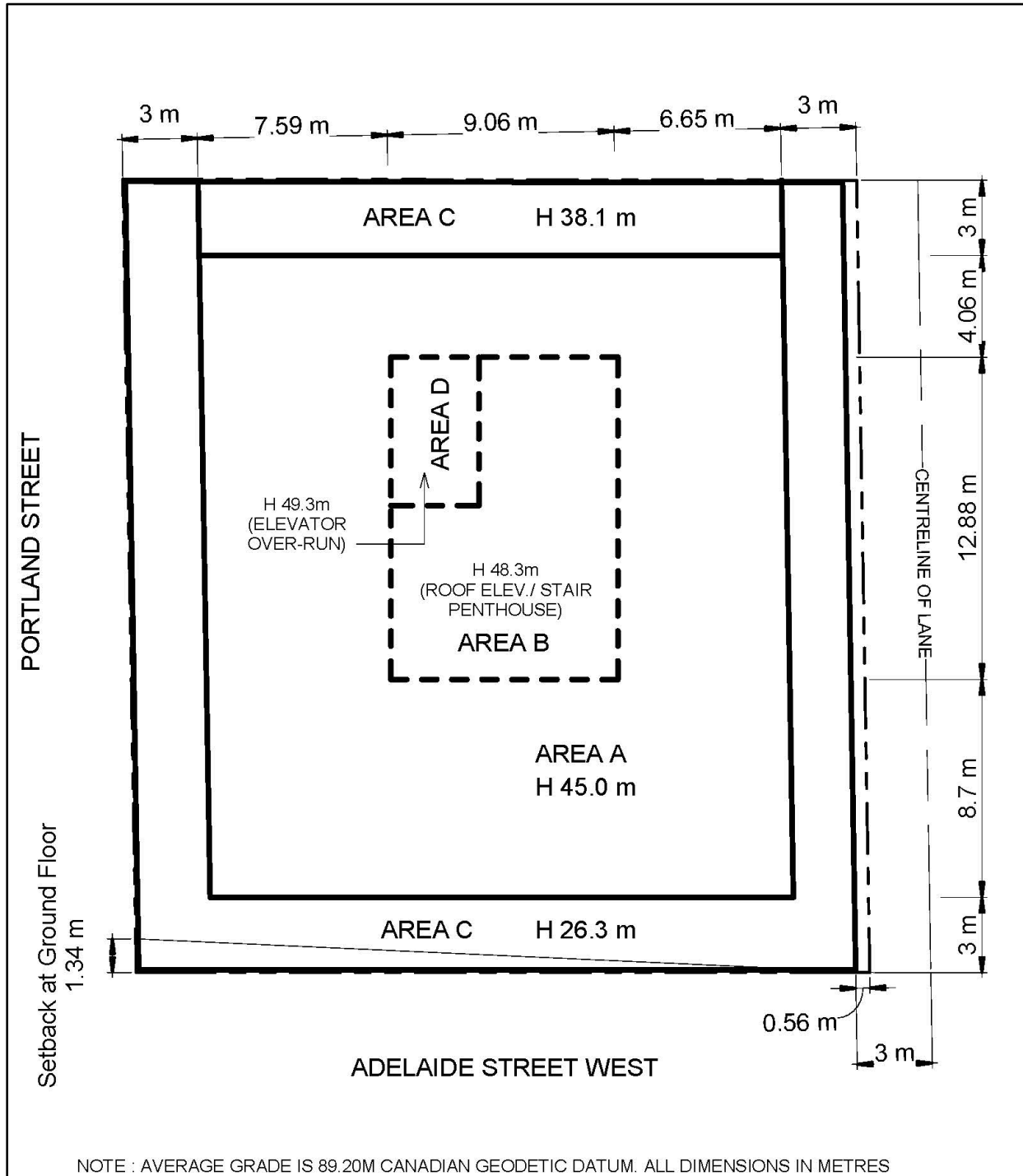
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 **TORONTO**  
Diagram 2

**502 Adelaide Street West  
& 119-123 Portland Street**

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**TORONTO**  
 Diagram 3

**502 Adelaide Street West  
 & 119-123 Portland Street**

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