

Authority: Toronto and East York Community Council
Item TE34.19, as adopted by City of Toronto Council on
July 19 and 20, 2022

CITY OF TORONTO

Bill 815

BY-LAW -2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 640 Lansdowne Avenue.

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

Whereas authority is given to Council by Section 34 and Section 36 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass a by-law that imposes a holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol specified in the by-law have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of the Holding (H) symbol with conditions in the zoning 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, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the land subject to this By-law to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: (H) CR 1.5 (c1.0; r1.0) SS2 (x756), as shown on Diagram 3 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying no label.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following Height label to these lands: HT 14.0 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying no label.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and applying the following rooming house label to these lands: B3, as shown on Diagram 5 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 756 so that it reads:

(756) Exception CR 756

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 640 Lansdowne Avenue, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below:
- (B) For the purposes of this exception:
 - (i) **lot** is defined as the lands outlined by black on Diagram 1 of By-law [Clerks to insert By-law Number];
 - (ii) "Area A" is defined as the portion of the **lot** identified on Diagram 2 of By-law [Clerks to insert By-law Number];
 - (iii) "lot line" is defined to include the boundary of "Area A", identified on Diagram 2 of By-law [Clerks to insert By-law Number]; and
 - (iv) "front lot line" is defined as the **lot line** abutting Lansdowne Avenue;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** on the lands within "Area A" is measured as the distance between the Canadian Geodetic Datum elevation of 114.06 metres and elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as the non-residential use portions of the **building**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** on the lands within "Area A" is the number following the letters HT in metres as shown on Diagram 6 of By-law [Clerks to insert By-law Number];

- (F) Despite Regulations 40.5.40.10(3) to (8) and (E) above, the following elements may project beyond the permitted maximum height of a **building** shown on Diagram 6 of By-law [**Clerks to insert By-law Number**]:
- (i) parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, columns, pillars, chimneys, vents, pipes, terraces, balconies, lightning rods, light standards and fixtures, architectural features, architectural flutes, ornamental elements, art and **landscaping** features, elements of a **green roof**, planters, seating areas, wheelchair ramps, retaining walls, canopies and awnings, decorative screens, divider screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may project above the height limits to a maximum of 2.0 metres; and
 - (ii) equipment used for the functional operation of a **building** including electrical, utility and ventilation equipment, cooling equipment, enclosed stairwells, roof access, elevator shafts and overruns, elevator machine room, maintenance equipment storage, solar panels and related equipment, antennae and satellite dishes, flight warning lights, garbage chutes, site servicing features, mechanical equipment, cooling equipment, decorative screens and any associated enclosure **structures**, **building** maintenance units, window washing equipment and crane **structures** may project above the height limits to a maximum of 5.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** on the lands within "Area A" is 21,500 square metres, of which 15,000 square metres of **gross floor area** must be for a **nursing home** use;
- (H) A minimum of 250 **bed-sitting rooms** must be provided for a **nursing home** use within "Area A";
- (I) A minimum of 55 **dwelling units** must be provided within "Area A";
- (J) Despite Regulation 40.10.40.70(2) and 40.10.80(2), the required minimum **building setbacks** on the lands within "Area A" are as shown on Diagram 6 of By-law [**Clerks to supply By-law Number**];
- (K) Despite (J) above, the required minimum **building setback** of the first **storey** from the **front lot line** on the lands within "Area A" is 1.2 metres;
- (L) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
- (i) roof overhangs, balconies, balustrades, canopies, chimneys, cornices, eaves, guardrails, parapets, landscape and **green roof** elements, waste

storage and **loading space** enclosures, lighting fixtures, ornamental elements, public art features, railings, window washing equipment, terraces, decorative architectural features, privacy screens, stair enclosures, stairs, trellises, underground garage ramps, vents, wheelchair ramps, wind mitigation features and windowsills, to a maximum of 1.5 metres;

- (M) Regulation 40.10.50.10(3) regarding **soft landscaping** requirements abutting a **lot** in a Residential Zone category does not apply;
- (N) Despite Regulation 40.10.80.20(2), a **parking space** must be set back 5.1 metres from a **lot** in the Residential Zone category;
- (O) Regulation 40.10.90.10(1), with respect to **loading space** location, does not apply;
- (P) Despite Regulation 40.10.90.40(1)(A), **vehicle** access to a **loading space** may be from a major **street**;
- (Q) Despite Regulations 40.10.100.10(1)(A) and (C), a maximum of two **vehicle** accesses to the **lot** are permitted, which may be from a **street** which is a **major street**;
- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained within "Area A" in accordance with the following:
 - (i) **0 parking spaces** are required for residential occupants;
 - (ii) a minimum of 5 **parking spaces** are required for residential visitors;
 - (iii) a minimum 25 **parking spaces** are required for a **nursing home** use; and
 - (iv) **0 parking spaces** are required for non-residential uses;
- (S) Despite Regulation 200.5.1.10(2)(A)(iv) and (D), Electric **Vehicle** Infrastructure, including electrical **vehicle** supply equipment, does not constitute an obstruction to a **parking space**;
- (T) Equipment for the charging of one electric **vehicle** is permitted within a **parking space**, subject to the equipment being located in the same **parking space** as the **vehicle** to be charged and:
 - (i) being within 0.25 metres of two adjoining sides of the **parking space** which are not adjacent and parallel to a **drive aisle** from which **vehicle** access is provided, measured at right angles; or

- (ii) being at least 5.35 metres from a **drive aisle** from which **vehicle** access is provided, measured at right angles, and at least 1.0 metre from the ground;
- (U) Despite Regulation 220.5.10.1(8) and 220.5.10.1(3), a minimum of 1 Type "B" **loading space** must be provided;

Prevailing By-laws and Prevailing Sections: (None apply)

9. 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.

10. Holding provisions:

- (A) Prior to the lifting of the (H) holding symbol in whole or in part of the lands subject to this By-law, the following applies:
 - (i) The lands zoned with the "(H)" symbol, pursuant to Section 36 of the Planning Act, delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, shall not be used for any purpose other than those uses and buildings as existing on the lands as of the date of the passing of this By-law until the "(H)" symbol has been removed.
- (B) An amending by-law to remove the Holding provision referred to in 10(A) above, in whole or in part, shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council:
 - (i) satisfactory arrangements are in place to secure the provision of municipal infrastructure, including sewer, water and stormwater networks and hydroelectricity to service the proposed development to the satisfaction of the General Manager, Toronto Water, and the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - (ii) the required noise study and land-use compatibility studies are peer reviewed and are satisfactory to the Chief Planner and Executive Director, City Planning to ensure appropriate land-use compatibility with adjacent sites;

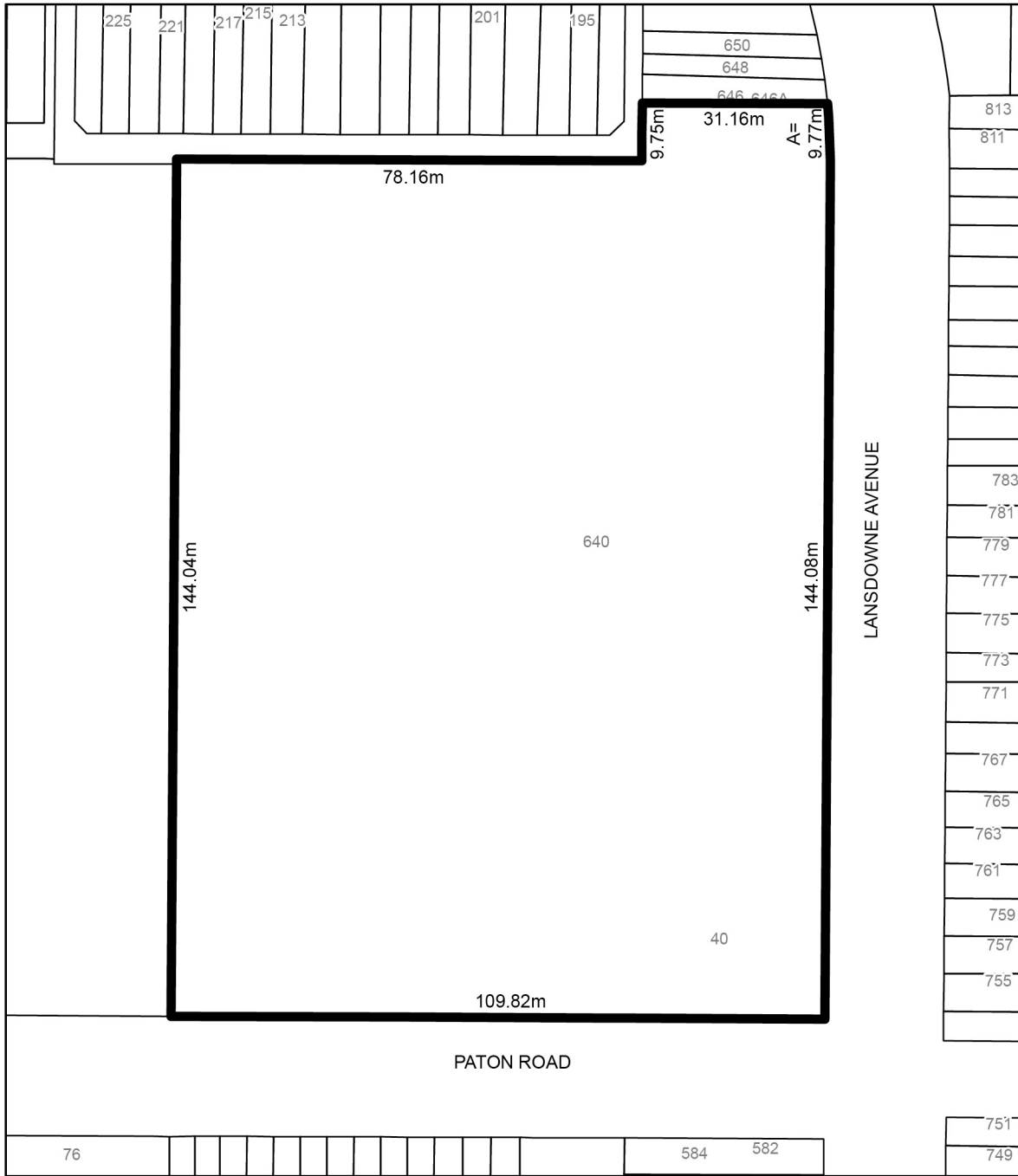
Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

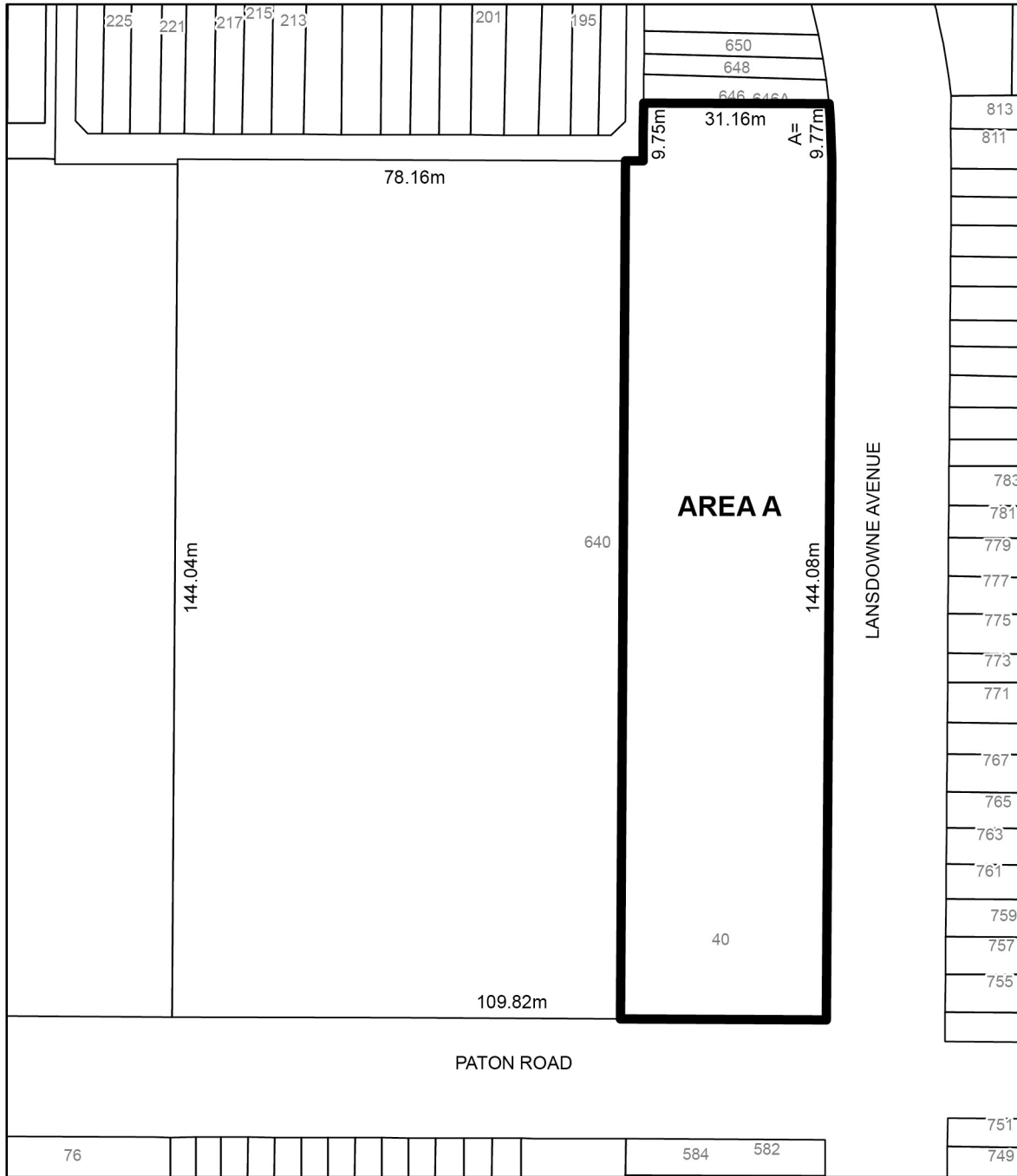


 **TORONTO**
Diagram 1

640 Lansdowne Avenue

File # 21 196612 STE 09 0Z

Diagram 2

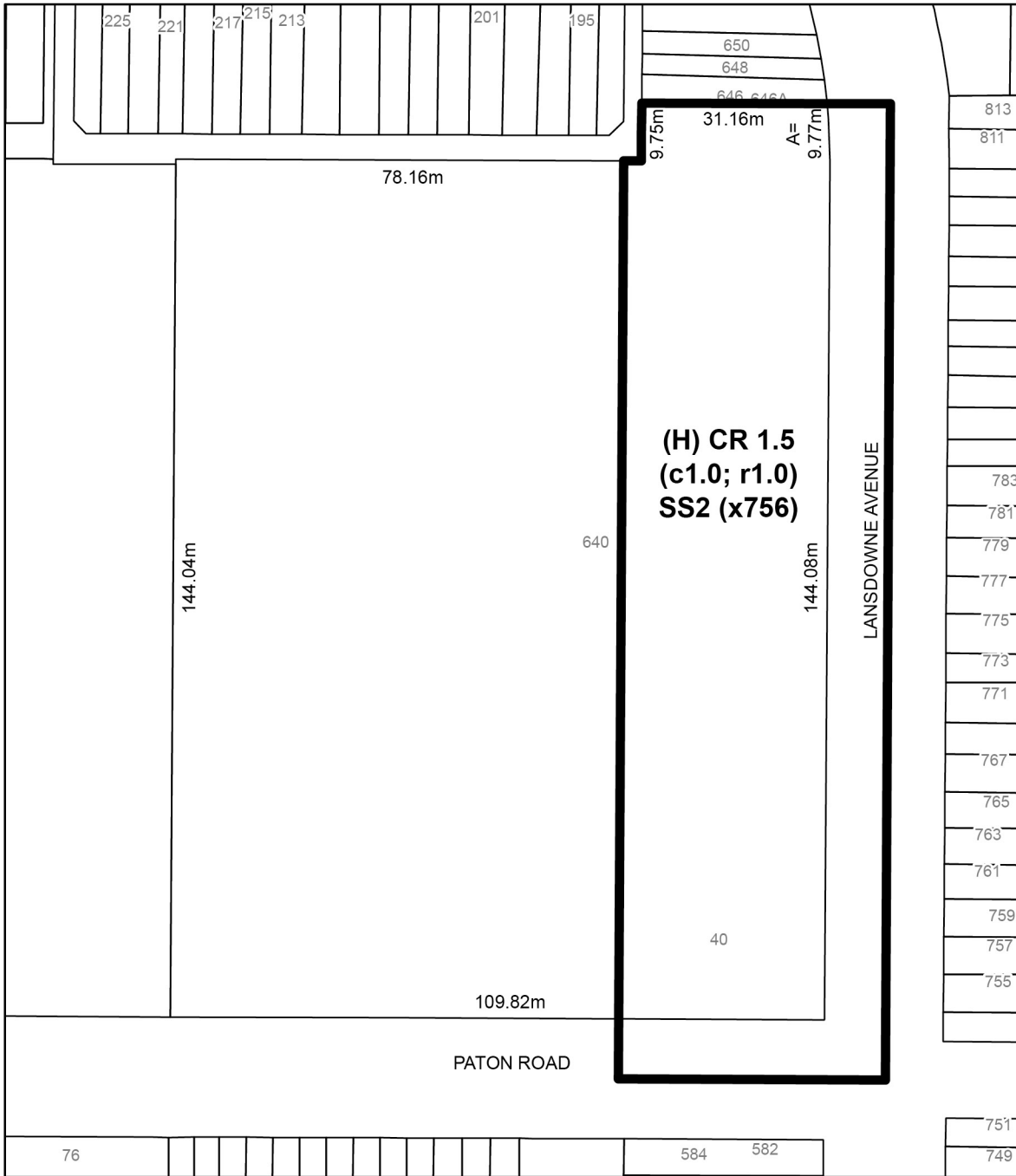


 **TORONTO**
Diagram 2

640 Lansdowne Avenue

File # 21 196612 STE 09 0Z

Diagram 3

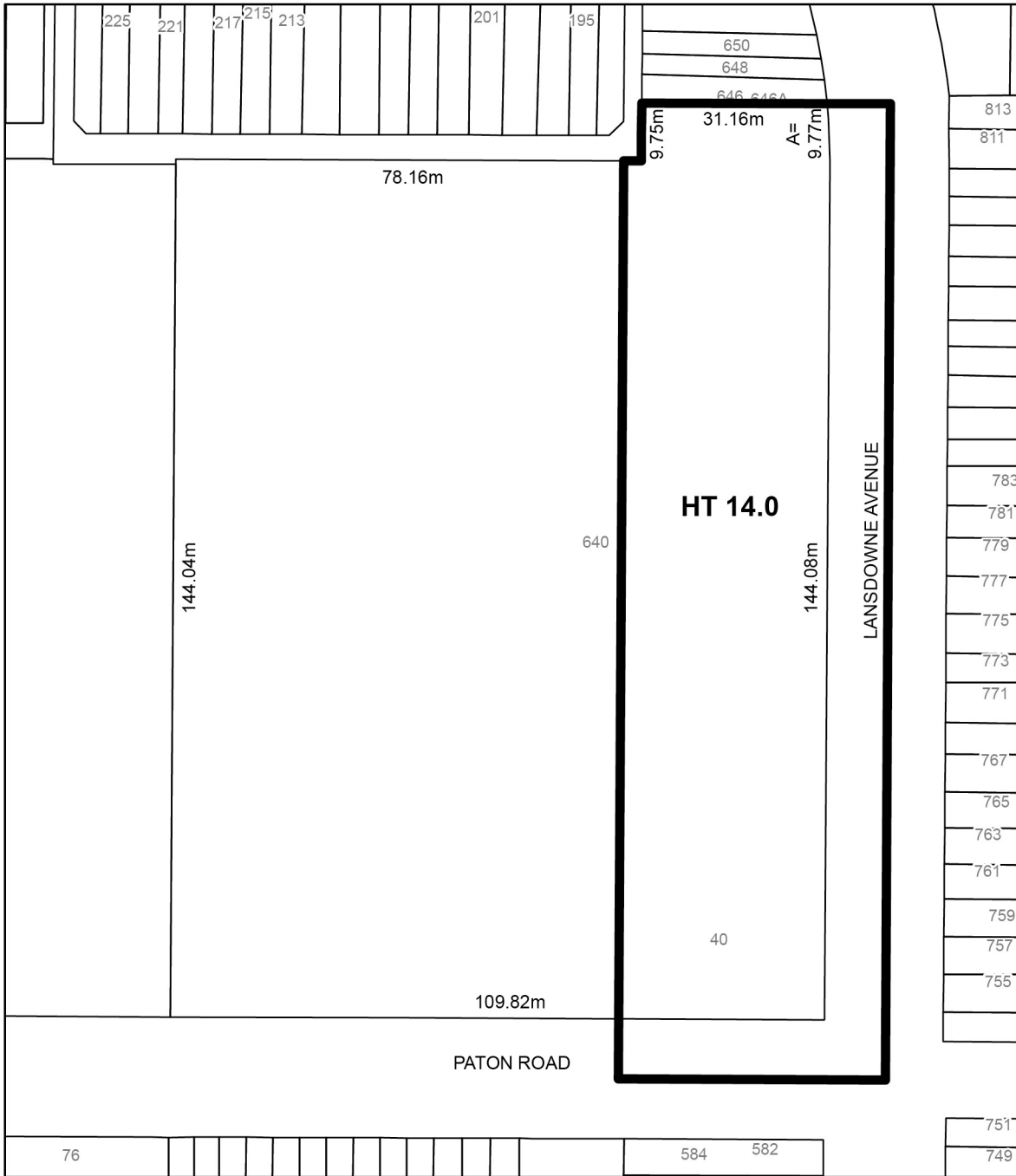


 **TORONTO**
Diagram 3

640 Lansdowne Avenue

File # 21 196612 STE 09 02

Diagram 4



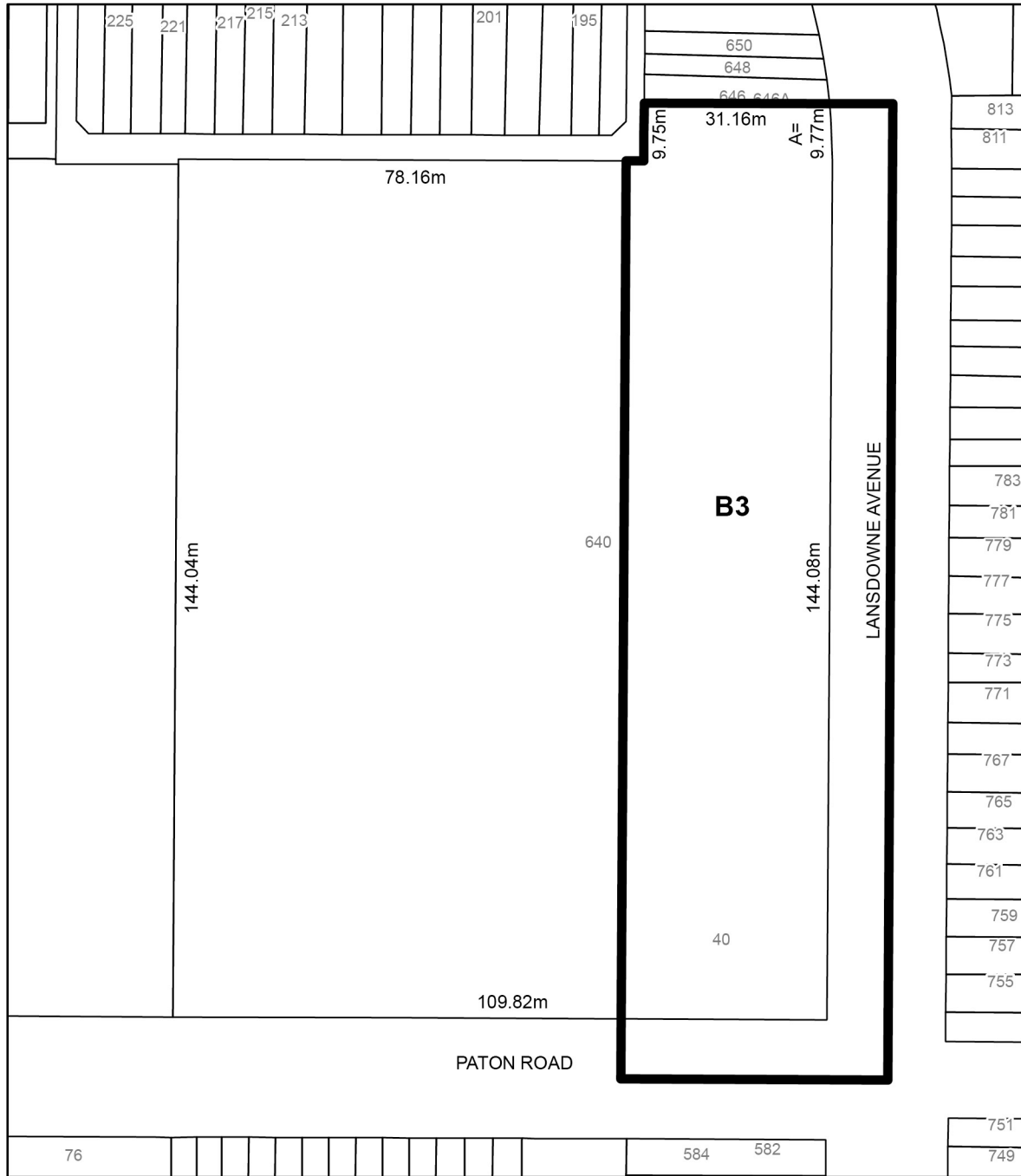
TORONTO
Diagram 4

640 Lansdowne Avenue

File # 21 196612 STE 09 02



Diagram 5



 **TORONTO**
Diagram 5

640 Lansdowne Avenue

File # 21 196612 STE 09 OZ

Diagram 6

