

Authority: Toronto East York Community Council
Item TE33.6, as adopted by City of Toronto Council
on June 15 and 16, 2022

CITY OF TORONTO

BY-LAW 537-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 502 and 508-510 Spadina Avenue.

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;

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 labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines by deleting the symbol "CR 3.0 (c2.0; r2.5) SS2 (x1733)" and "CR 3.0 (c2.0; r2.5) SS2 (x1877)" and replacing it with "CR 3.0 (c2.0; r2.5) SS2 (x526)" as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 526 so that it reads:

(526) Exception CR 526

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 and 508-510 Spadina Avenue, if the requirements of By-law 537-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below;
- (B) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 537-2022;

- (C) Despite Regulation 40.5.40.10(1) and (2), the **average grade** shall be measured at the geodetic datum point of 106245;
- (D) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 537-2022;
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 12,486 square metres, of which:
 - (i) A maximum of 4,039 square metres of non-residential **gross floor area** is permitted; and
 - (ii) A maximum of 8,447 square metres of residential **gross floor area** is permitted;
- (F) Despite Regulation 40.5.40.10(4), the height of a mechanical penthouse may exceed the permitted maximum **building** height by 6.9 metres;
 - (i) The mechanical penthouse is permitted to be located in the area labelled "Mechanical Penthouse" on Diagram 3 of By-law 537-2022;
- (G) Despite Regulation 40.5.40.10(4), the height of Fluid Cooler Exhaust, Garbage Chute Vent, Roof Access Ladder, Lightning Protection, Communications Antenna, and Solar Panels may exceed the maximum height of a mechanical penthouse by 3.0 metres;
- (H) Despite Regulation 40.5.40.10(5), the total area of the mechanical penthouse may cover no more than 48% of the area of the roof, measured horizontally;
- (I) Despite Regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum **building** height by 3.0 metres, and the **structures** may be closer than 2.0 metres from the interior face of any **main wall**;
- (J) Despite Regulation 40.5.40.10(7), a parapet wall for a **green roof** may exceed the permitted maximum **building** height by 6.5 metres;
- (K) Regulation 40.10.40.10(5), with regards to the minimum height of the first **storey**, does not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is 4 and may be shared on a non-exclusive basis for all residential and non-residential uses;
- (M) Despite Regulation 200.15.10, the required minimum number of accessible **parking space(s)** is 1;

- (N) Despite Regulation 40.10.80.20(1) and (2), a **parking space** that is not in a **building** or **structure** must be set back at least 0.25 metres from a **lot line**;
- (O) Despite Regulation 200.15.1(1)(B), the required minimum width of an accessible **parking space** is 3.4 metres;
- (P) **Regulation** 200.5.1.10(12)(C), with regard to **vehicle** access to a **building**, does not apply;
- (Q) Despite Regulation 200.5.1.10(13), other than **stacked parking spaces** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature, or a Type "G" **loading space** for garbage and recycling pickup only;
- (R) Despite Clause 220.5.10.1, 1 Type "B" and 1 Type "G" **loading spaces** must be provided on the **lot**;
- (S) Regulation 40.10.40.60(1)(C)(ii), with regards to the requirement for a platform to be located entirely behind the front **main wall** of the three **storeys** of the **building** above-ground, does not apply;
- (T) Regulation 40.10.40.60(1)(C)(iii), with regards to the maximum permitted projection of a platform, does not apply;
- (U) Despite Regulation 40.10.40.1(6), ramp providing access to the basement used for bicycle parking may be within 12 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (V) Regulation 40.10.50.10(2), with regards to the requirement of a fence installed along the portion of a **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category, does not apply;
- (W) Regulation 40.10.50.10(3), with regards to the requirement for a minimum 1.2 metre wide strip of land used only for **soft landscaping**, does not apply;
- (X) Despite Regulation 40.10.90.40(1) and (3), **vehicle** access to a **loading space** may be from a **lane** or a **street**;
- (Y) Despite Regulation 40.10.100.10(1), two **vehicle** access to the **lot** may be from a **lane** or a **street**;
- (Z) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (AA) Despite Regulation 40.10.40.1(1), in a **mixed use building**, all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than residential lobby access; and

- (BB) Regulation 230.5.1.10(9), with regards to the location of a required "long-term" **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed use building**, does not apply.

Prevailing By-laws and Prevailing Sections:

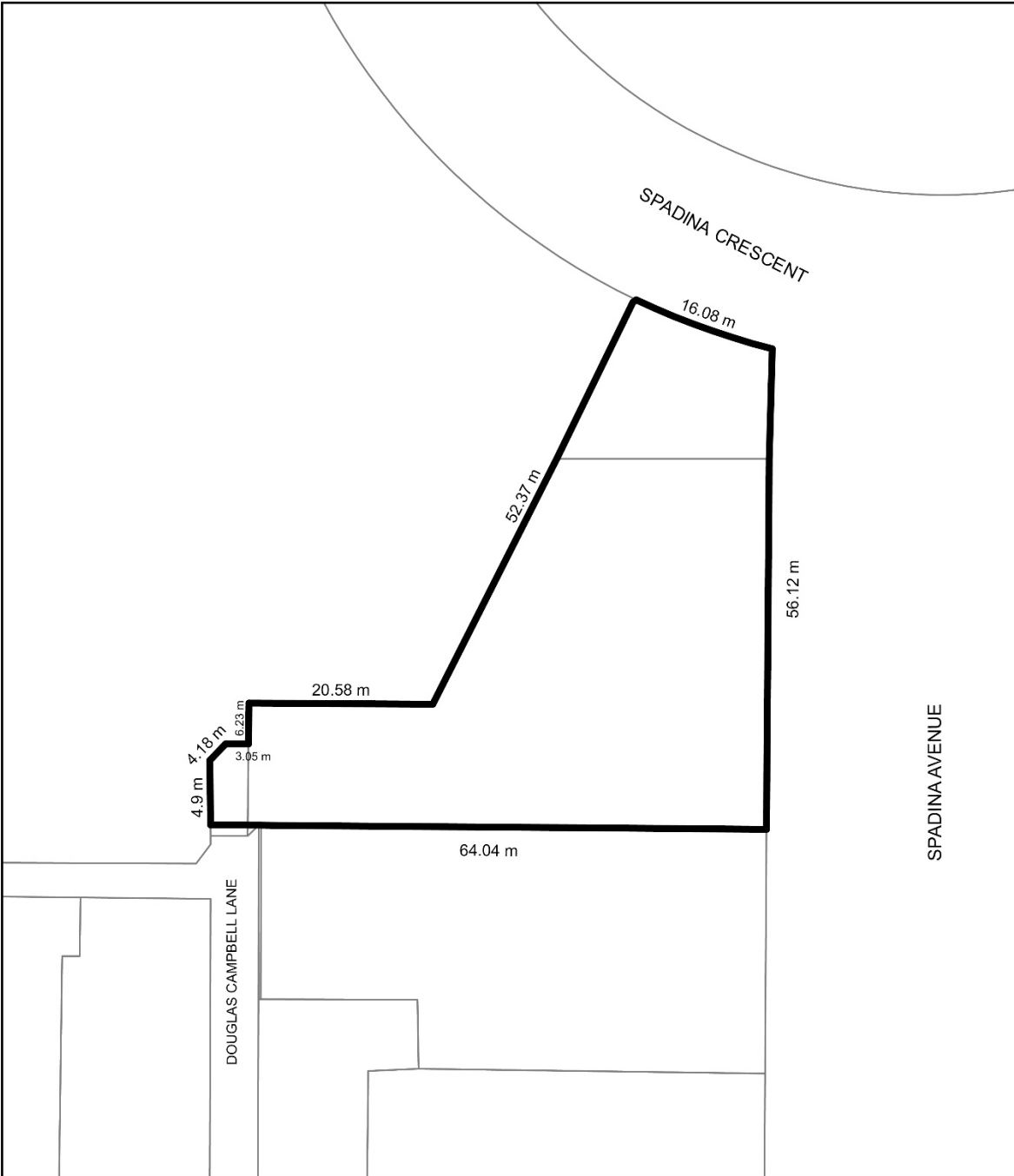
- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



 **Toronto**
Diagram 1

502 and 508 - 510 Spadina Avenue

File # 21 156568 STE 11 OZ

