

Authority: North York Community Council Item NY8.12,
adopted as amended, by City of Toronto Council on
November 8 and 9, 2023

CITY OF TORONTO

Bill 277

BY-LAW -2024

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 16, 18, 20, 22, 24 and 28 Centre Avenue.

Whereas authority is given to Council of the City of Toronto 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, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the 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, as amended, 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 990.1 respecting the lands subject to this By-law from a zone label of RD (f15.0; a550) (x5) to a zone label of RA (f91.0; a8367) (x230) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 230 so that it reads:

(230) Exception RA 230

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions:

Site Specific Provisions:

- (A) On lands municipally known as 16, 18, 20, 22, 24 and 28 Centre Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;

- (B) In addition to the uses permitted in Regulation 15.10.20.20(1), a minimum of 68 square metres (733 square feet) of **gross floor area** shall be dedicated to the following uses:
- (i) **retail store;**
 - (ii) **eating establishment;** and
 - (iii) **take-out eating establishment;**
- (C) The uses specified in (B) above must comply with the following conditions:
- (i) It may not be located above the first **storey** of the **apartment building;**
 - (ii) It must have access from outside the **apartment building;** and
 - (iii) It must have a main pedestrian entrance located parallel to a **lot line** abutting a **street;**
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of a **building** is the numerical value in metres following the HT symbol on Diagram 3 of By-law [Clerks to insert by-law number];
- (E) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** is the numerical value in **storeys** following the ST symbol on Diagram 3 of By-law [Clerks to insert by-law number];
- (F) Despite Regulations 15.5.40.10(2) to (5) and (D) above, the following equipment and **structures** may project above the maximum height shown on Diagram 3 of By-law [Clerks to insert by-law number]:
- i. equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, **structures** and elements used for the purposes of maintenance, safety, wind mitigation, **green roof** purposes, open air recreation, or associated with green energy and **renewable energy** facilities, by a maximum of 6.0 metres; and
 - ii. architectural features, parapets, antennae, lightning rods and window washing equipment, by a maximum of 3.5 metres;
- (G) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 33,300 square metres;
- (H) Despite Regulation 15.10.40.1(2), the maximum permitted number of **dwelling units** on the **lot** is 442, of which:

- (i) a minimum of 111 units must be two-bedroom **dwelling units**; and
 - (ii) a minimum of 44 units must be three-bedroom **dwelling units**;
- (I) Despite Clause 15.10.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to insert by-law number];
- (J) Despite Regulation 15.10.40.80(1), the separation distances between the **main walls** of the **building** are shown on Diagram 3 of By-law [Clerks to insert by-law number];
- (K) Despite Regulations 15.5.40.50(2), 15.5.40.60(1) to (3) and (I) and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) Privacy screens, canopies and awnings, planters, bollards, exterior stairways, underground garage ramps and associated **structures**, safety railings, wind mitigation elements, trellises, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, public art, outdoor **amenity space** elements, decorative architectural features, landscape features, **green roof** elements, and art installations, to a maximum of 4.5 metres into the **building setbacks** to the north, south and west **lot lines** and **main wall** separation distance;
 - a. despite (K)(i) above, no element of a **building** may encroach into the **building setback** to the east **lot line**; and
 - (ii) Balconies above the fourth **storey** to a maximum of 2.0 metres;
- (L) Regulation 15.10.40.80(3) regarding **apartment building** separation from a **lot** in the RD and RS zones does not apply;
- (M) Despite Regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
 - i. At least 2.4 square metres of indoor **amenity space** per **dwelling unit**; and
 - ii. At least 1.6 square metres of outdoor **amenity space** per **dwelling unit**;
- (N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **vehicle parking spaces** must be provided on the **lot** in accordance with the following:
 - i. a minimum of 0.77 **parking spaces** per **dwelling unit** for residents; and
 - ii. a minimum of 0.1 **parking spaces** per **dwelling unit** for visitors;
- (O) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;

- (P) 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided and maintained in accordance with the following minimum rates:
- i. 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - ii. 0.10 "short-term" **bicycle parking spaces** for each **dwelling unit**; and
- (Q) Regulation 230.20.1.20(2) with respect to the location of a "short-term" **bicycle parking spaces** relative to a **building** entrance does not apply.

Prevailing By-laws and Prevailing Sections: None Apply

5. Despite any existing or future consent, severance, partition or division of the lands, the provisions of this By-law apply to the whole of these lands, as if no consent, severance, partition or division had occurred.
6. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the **lot**, used exclusively for the initial sale and/or initial leasing of **dwelling units** or non-residential units proposed on the same **lot**, for a period not to exceed 3 years from the date of this by-law coming into full force and effect.

Enacted and passed on March , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

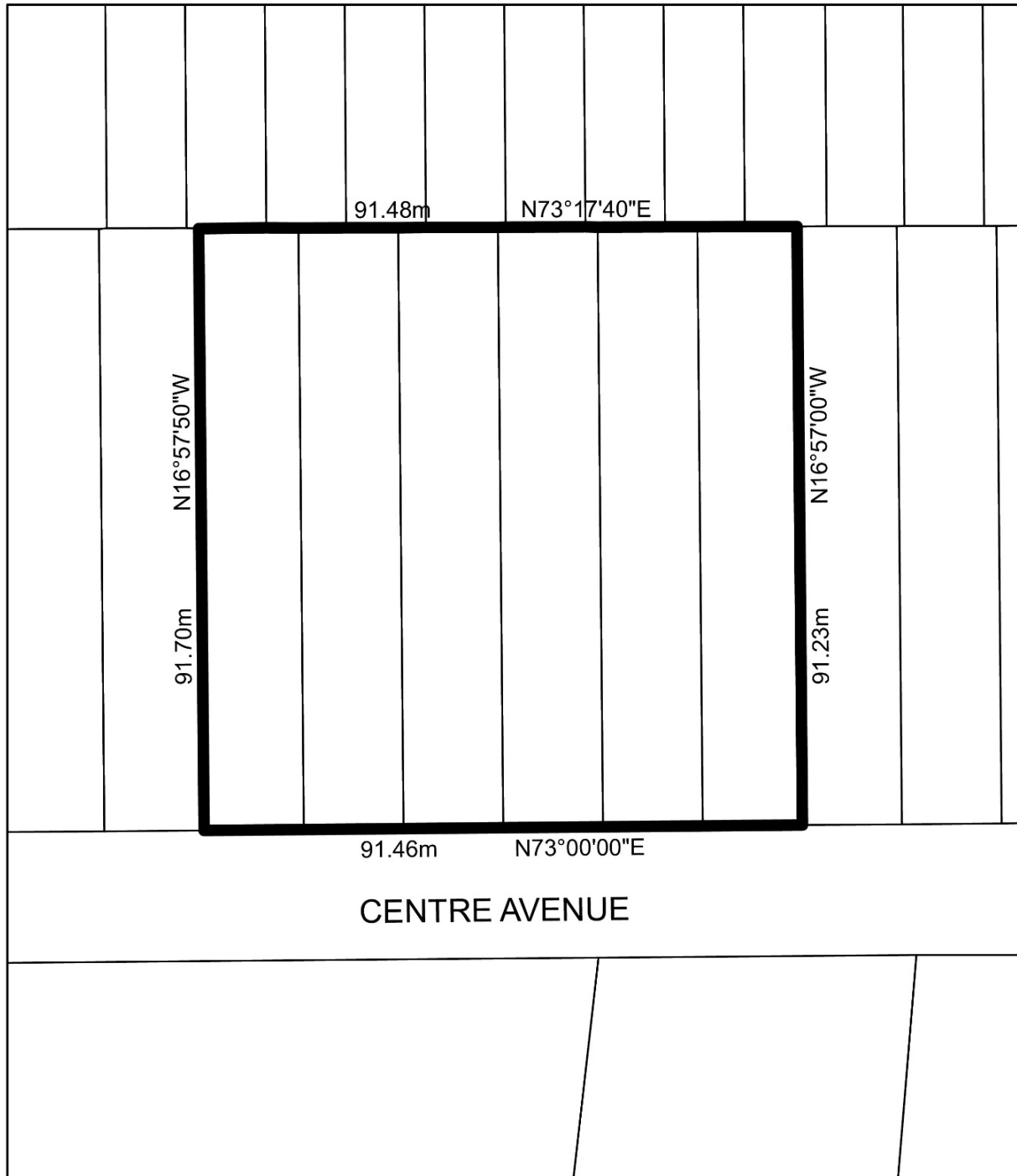


Diagram 2

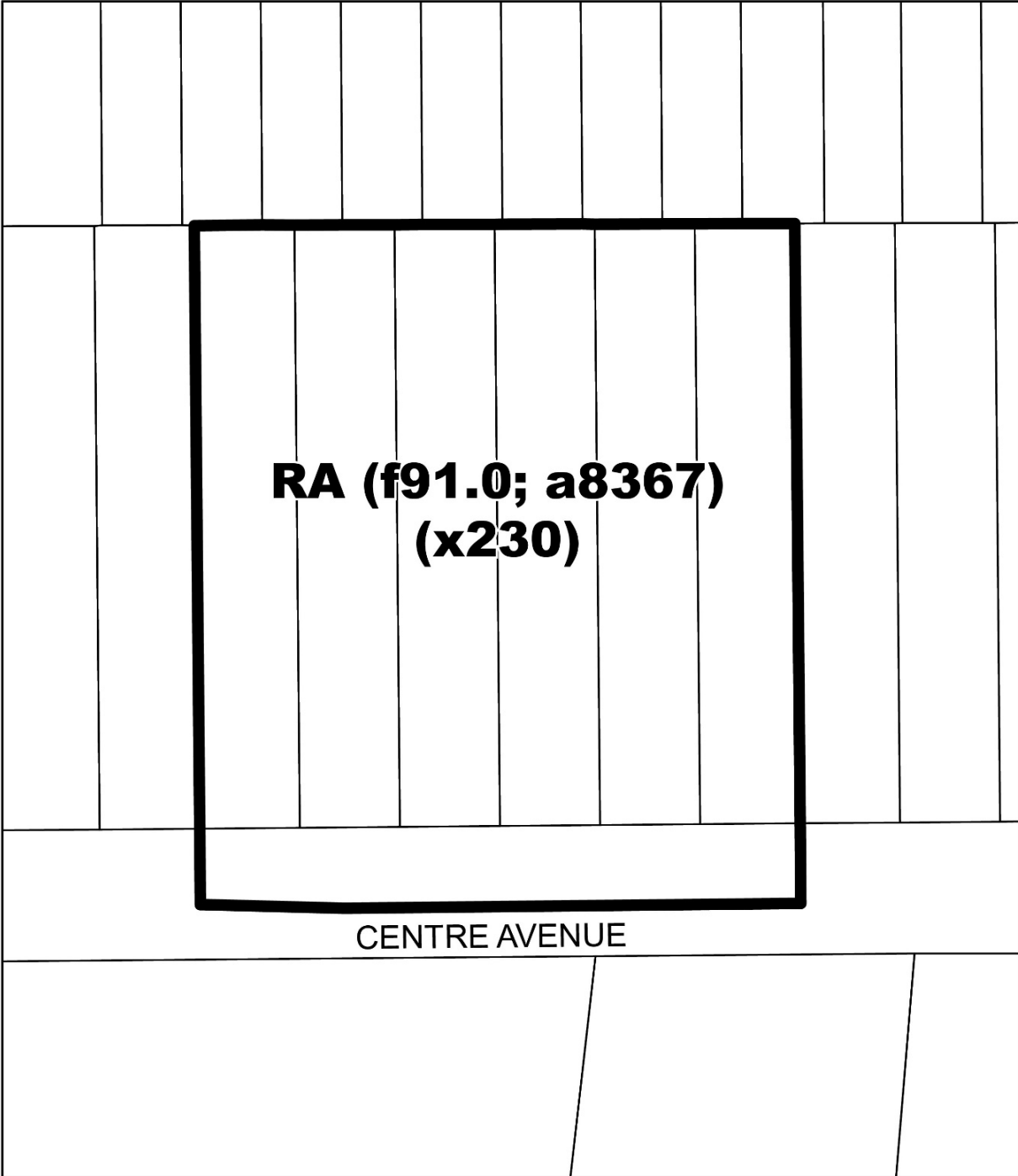


Diagram 3

