

Authority: Toronto and East York Community Council Item 10.2,  
as adopted by City of Toronto Council on October 24 and 25, 2011  
Enacted by Council: December 1, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 1389-2011**

**To amend the General Zoning By-law No. 438-86 for the former City of Toronto,  
as amended, with respect to lands municipally known as 8-14 Gladstone Avenue.**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. None of the provisions of Section 2 with respect to *height* and *grade* and Sections 4(2), 4(3), 4(4)(b), 4(6)-(7), 4(12), 4(13), 4(16), 9, 12(1)307 and 12(2)270 of By-law No. 438-86, being "A By-law and specific amending By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a *mixed use building* and uses and structures *accessory* thereto, on the *lot*, provided:

- (1) the *lot* consists of those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;

#### **GROSS FLOOR AREA**

- (2) the *residential gross floor area* of the *mixed use building* on the *lot* shall not exceed 6, 370 square metres;
- (3) the minimum *non-residential gross floor area* on the *lot* shall be 650 square metres;
- (4) the total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 7045 square metres;

#### **UNIT TYPE**

- (5) the *mixed use building* contains not more than 89 *dwelling units* of which a minimum of 28 *dwelling units* will have 2 or more bedrooms;

## **PROJECTIONS**

- (6) no portion of any building or structure is located otherwise than wholly within the area delineated by heavy lines on Map 2, attached hereto and forming part of this By-law, with the exception of the following:
- (i) cornices, sills, pilasters, parapets, light fixtures, ornamental elements, eaves, and balustrades which may project 0.4 metres outside of the heavy lines on the attached Map 2;
  - (ii) underground garage ramps and their associated structures, retaining walls, fencing, balconies (only within the area shaded on Map 2) canopies, decks, railings, air vents or intake grills and planters, which may extend beyond the heavy lines on the attached Map 2 of this By-law;

## **HEIGHT**

- (7) no person shall erect or use a building or structure on the *lot* having a greater *height* in metres than the *height* limits specified by the numbers following the symbol H on the attached Map 2, with the exception of the following:
- (i) the maximum height for parapets, terrace and balcony guards and dividers, planters, elements of a green roof, vents, flues, light fixtures, , railings, decorative screens, window washing equipment, and ornamental architectural features shall be the sum of 1.8 metres and the applicable height limit shown on Map 2;

## **RESIDENTIAL AMENITY SPACE**

- (8) *residential amenity space* shall be provided in accordance with the following:
- (i) a minimum of 90 square metres of contiguous indoor *residential amenity space* containing a kitchen and washroom shall be provided;
  - (ii) a minimum of 10 square metres of outdoor *residential amenity space* shall be provided; and
  - (iii) the outdoor *residential amenity space* shall be directly accessible from the indoor *residential amenity space*;

## **PARKING AND LOADING**

- (9) *parking spaces* shall be provided and maintained at or below *grade* on the lot in accordance with the following:
- (i) 0.3 *parking spaces* for each bachelor dwelling unit;
  - (ii) 0.7 *parking spaces* for each one bedroom dwelling unit;
  - (iii) 1.0 *parking spaces* for each two bedroom dwelling unit;

- (iv) 1.2 *parking spaces* for each *dwelling unit* having three or more bedrooms;
- (v) 0.12 *parking spaces* for every dwelling unit for visitor use;
- (vi) notwithstanding subsections (i) to (v) above, the total number of *parking spaces* required by these ratios for the residents of *dwelling units* may be reduced by 8 *parking spaces* and the total number of *parking spaces* required for visitors may be reduced by 5 *parking spaces*;
- (vii) notwithstanding subsections (i) to (vii) above 7 *parking spaces* shall be provided for the exclusive use of residents in the buildings known municipally as 2 Gladstone Avenue;
- (viii) notwithstanding the provisions of 4(17), 8 *parking spaces* may have widths of 2.6 metres with one side of the *parking space* obstructed;
- (10) A minimum of 65 *bicycle parking spaces* be provided, 52 for occupants located at or below grade and 13 for visitors located at grade;
  - (i) not more than 50 percent of *bicycle parking spaces-occupant* shall be provided in a manner that requires a person to park the bicycle in a vertical position;
  - (ii) *bicycle parking spaces* required by (10) above shall not be provided within a *dwelling unit* or a balcony thereof nor within a commercial suites;
- (11) One Type G loading space shall be provided and maintained on the lot;

### **PERMITTED USES**

- (12) No person shall use a lot or erect or use a building within the site for any purpose except one or more of the following uses:
  - (i) a *mixed use building*;
  - (ii) *any use permitted in the MCR zone Section 8 (1) b*); and
  - (iii) uses accessory thereto, including a *parking area* located below and above finished ground level.
- (13) No *dwelling units* to be located below *grade*;

### **NON-RESIDENTIAL GROSS FLOOR AREA**

- (14) With respect to the required *non-residential gross floor area*:
  - (i) the main floor is located within 0.4 metres from *grade*;

- (ii) a minimum first *storey* floor-to-floor height of 4.3 metres shall be provided;
- (iii) all exterior entrance doors which provide access to a non-residential use within the building, other than service entry doors, shall be directly accessible from the public sidewalk or publicly accessible open space by a level surface or a ramp not exceeding a gradient of 1 in 25 (4%); and
- (iv) a *designers studio* is permitted;

**2. Definitions**

- (1) For the purposes of this By-law, the terms set forth in italics, subject to Section 2.(i) and (ii) of this By-law, have the same meaning as such terms have for the purposes of By-law No. 438-86, as amended; and
- (2) the following definitions shall apply:

*grade* means 91.87 metres above Canadian Geodetic Datum;

*height* shall mean the vertical distance between *grade* and the highest point of the structure; and

**3. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or use any building or structure unless the following municipal services are provided to the lot line and the following are complied with:**

- (1) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and,
- (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 1st day of December, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)