

Authority: Toronto and East York Community Council  
Item TE3.3, adopted as amended, by City of Toronto  
Council on February 26, 2019

## CITY OF TORONTO

### BY-LAW 504-2019

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2019 as 77 Clarendon 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; and

Whereas pursuant to Section 39 of the Planning Act, 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 by 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, 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 "R (x59)" as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 59 so that it reads:

#### Exception R 59

The lands or portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) For purposes of this exception, the **established grade** is the Canadian Geodetic Datum elevation of 148.35 metres;
- (B) Despite Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Russell Hill Road;

- (C) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** must not exceed the height in metres specified by the numbers followed by the symbol "HT" shown on Diagram 3 attached to By-law 504-2019;
- (D) Despite (C) above, and Regulations 10.5.40.10(2), (3), (4) and 10.10.40.10(8) and (9) the following may exceed the permitted maximum height, by a maximum of 3.0 metres:
  - (i) Architectural and ornamental features, and equipment and **structures** used for the functional operation of the **building**, such as parapets, balustrades, trellises, pergolas, railings, ventilation shafts, lighting fixtures, stairs, stair enclosures, architectural screens, privacy screens, elements and structures used for open air recreation, terrace and balcony guards and dividers including fences, landscaping and green roof elements, permanent outdoor furniture and fixtures, access hatches, elevator overruns, antennae, roof topping and finishes to areas other than green roof and recreation areas, and electrical, utility, mechanical and ventilation equipment;
- (E) Despite Regulation 10.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed a maximum of 5,565 square metres;
- (F) In addition to the **gross floor area** reductions permitted by Regulation 10.5.40.40(4), the **gross floor area** of an **apartment building** may be further reduced by:
  - (i) the area in the **building** used for parking ramps;
  - (ii) indoor **amenity space**, including that in excess of what is required by this By-law;
  - (iii) all areas with a floor elevation below **established grade**, except for **dwelling units**;
- (G) Regulation 10.10.40.30(1)(B) does not apply;
- (H) Despite Regulations 5.10.40.1(3), 5.10.40.70(6), 5.10.40.80(1), 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are shown in metres on Diagram 3 attached to By-law 504-2019;
- (I) Despite (H) above, and Regulations 10.5.40.50(2), 10.5.40.60(1), (2), (3), (5), (6), and (8), the following may encroach into the required **building setbacks**:
  - (i) platforms without **main walls** on exterior sides such as a deck, porch, balcony, or similar **structure** attached to the **building**, to a maximum of 3 metres, if no closer to the **side lot line** than 4 metres, the **rear lot line** than 6 metres and the **front lot line** than 7 metres;

- (ii) canopies, awnings, roof overhangs, trellises, or similar **structures** to a maximum of 2 metres, if no closer to a **lot line** than 4 metres;
  - (iii) exterior stairs, access ramps, elevating devices and stand-alone ventilation shafts, if no closer to a **lot line** than 0.6 metres; and
  - (iv) window projections such as bay windows, box windows and windows sills; architectural features such as pilasters, decorative columns, cornices, belt courses eaves, balustrades, railings, lighting fixtures, or similar elements; landscaping elements such as planters; and wall mounted equipment such as vents, utilities and servicing equipment, satellite dishes, antenna or poles, and air conditioners to a maximum of 1 metre, if no closer to a **lot line** than 0.3 metres;
- (J) Clause 10.10.40.80 does not apply;
- (K) Despite Regulation 10.10.40.50(1), **amenity space** will be provided at a minimum rate of:
  - (i) 20 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) a total of 20 square metres of outdoor **amenity space**, which may or may not be in a location directly accessible to the indoor **amenity space**;
- (L) Despite Regulation 10.5.50.10(4), a minimum of 38 percent of the lands must be **landscaping**, and of this requirement, a minimum of 90 percent must be **soft landscaping**;
- (M) Despite Regulation 200.5.1.10(5), a maximum of 3 **tandem parking spaces** may be provided;
- (N) Despite Regulation 200.15.10(1), a minimum of 2 accessible **parking spaces** are required;
- (O) Despite Articles 200.15.1, 200.15.10, and 200.15.15, accessible **parking spaces** must be among the 5 **parking spaces** closest to a barrier free entrance vestibule which leads to a barrier-free passenger elevator that provides access to the first storey of the **building**;
- (P) Despite Regulation 220.5.10.1(2), one "Type B" **loading space** is required; and
- (Q) Despite Regulation 10.5.100.1(4)(B), **driveways** may have a maximum total width of 7.5 metres where these cross a **lot line**.

5. A temporary sales office or temporary sales structure for the purposes of marketing and sales related to the uses permitted on the property is permitted for a maximum of 3 years. No development standards apply to the temporary sales office or structure.

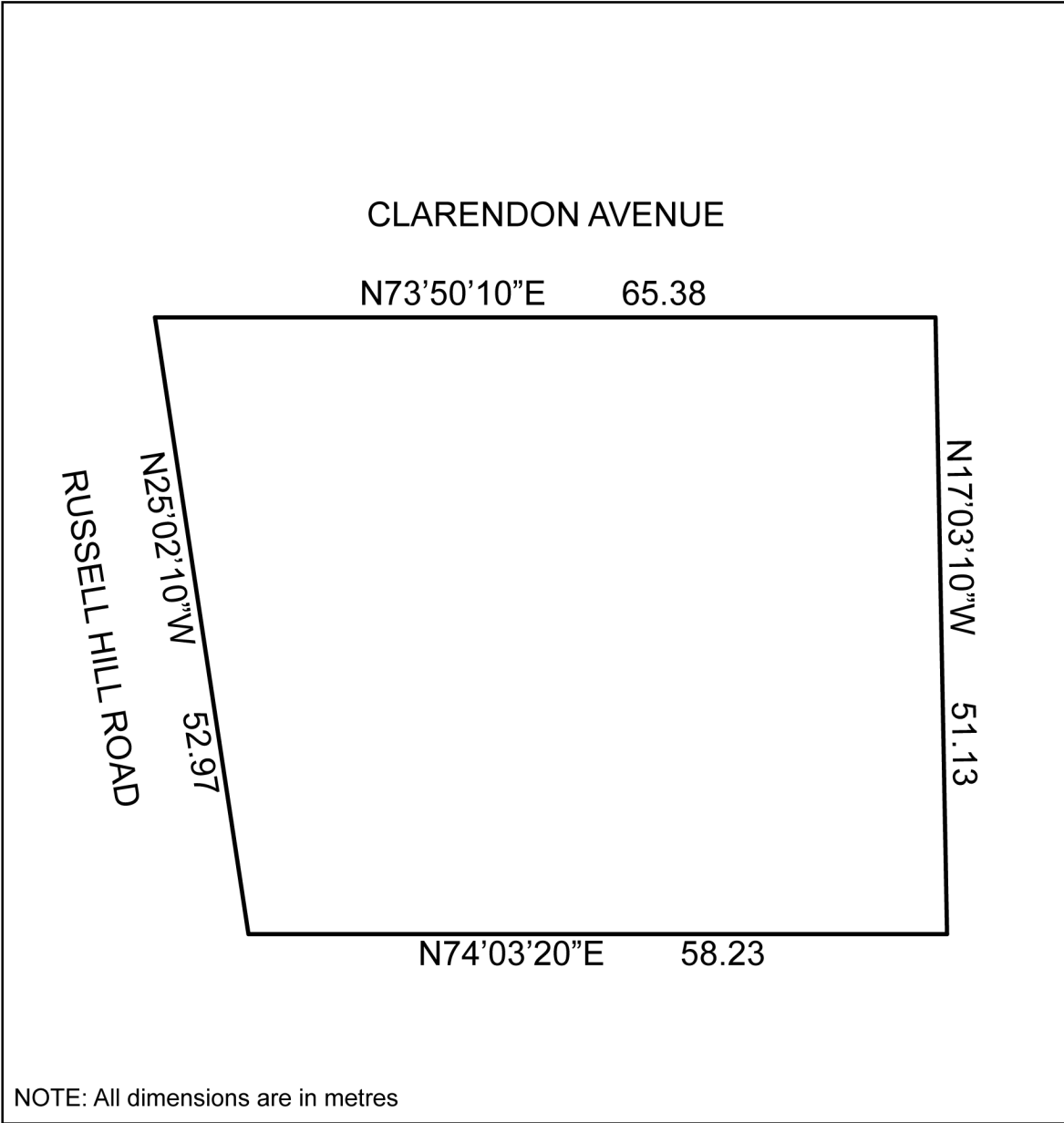
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on March 28, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

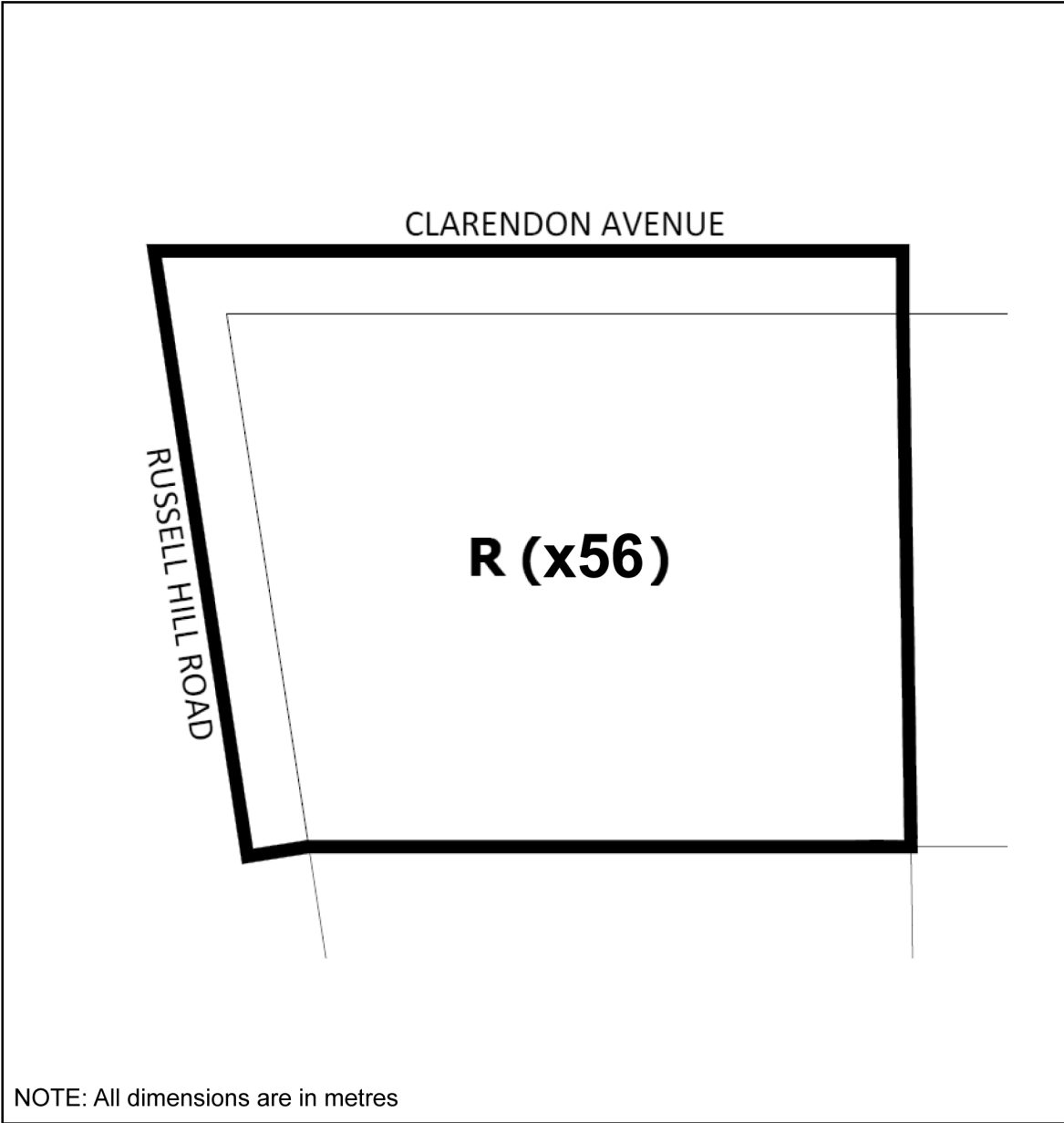
(Seal of the City)



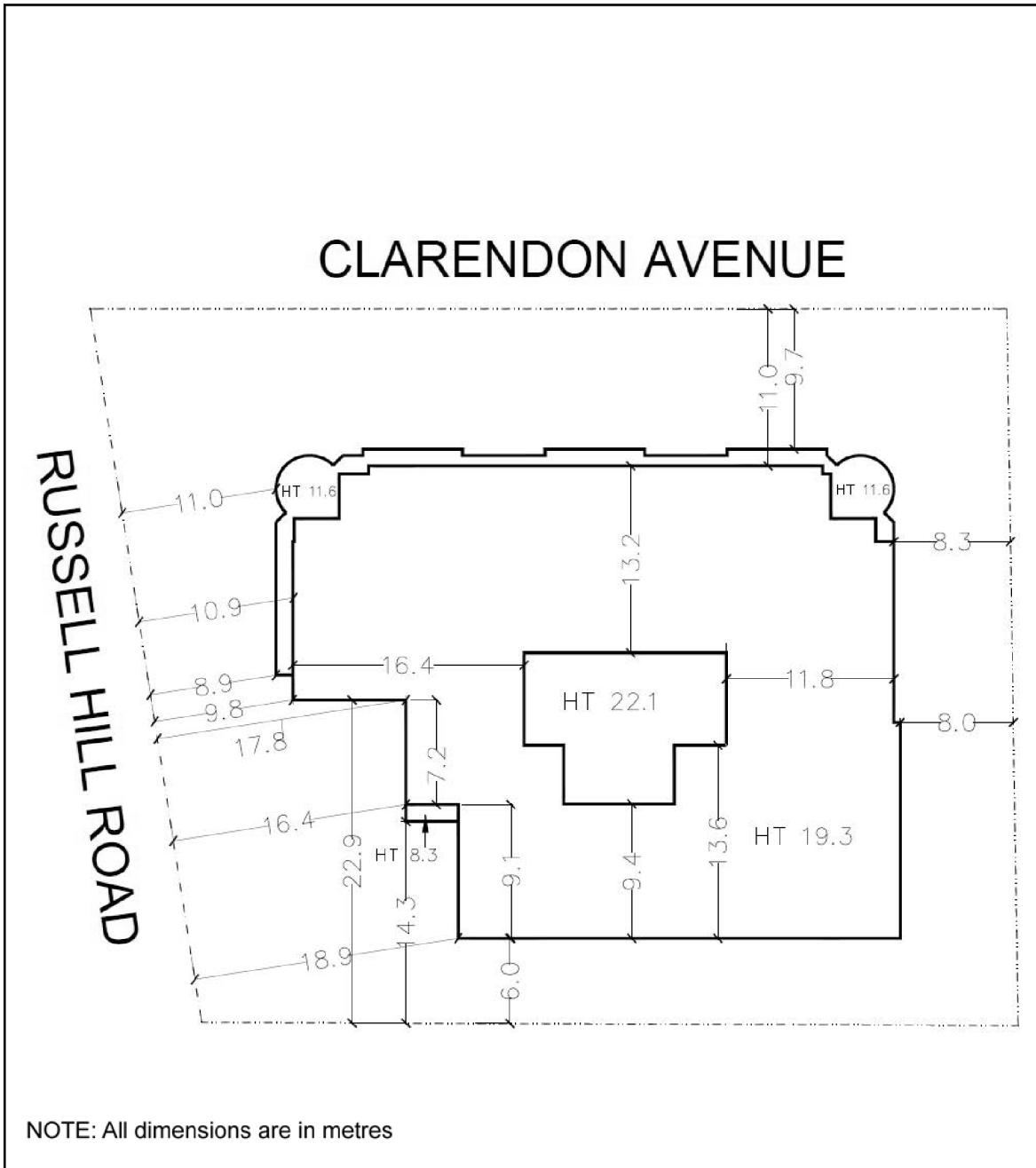
 **TORONTO**  
Diagram 1

**77 Clarendon Avenue**

File # 15 202792 STE 22 OZ



NOTE: All dimensions are in metres



 **TORONTO**  
Diagram 3

77 Clarendon Avenue

File # 15 202792 STE 22 OZ