

Authority: Local Planning Appeal Tribunal Decision  
issued June 18, 2018 and Order issued April 10, 2019 in  
Tribunal File MM170053

## CITY OF TORONTO

### BY-LAW 678-2019(LPAT)

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 794 Gerrard Street East.**

Whereas the Local Planning Appeal Tribunal, pursuant to its Order dated April 10, 2019 issued in Tribunal File MM170053, upon hearing the appeal of Grid Logan (Inc.) under Subsection 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend Zoning By-law 569-2013 of the City of Toronto;

By-law 569-2013, as amended, is further amended as follows:

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 CR 2.5 (c1.0; r2.5) SS2 (x177);, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CRx177, so that it reads:

#### Exception CR x177

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

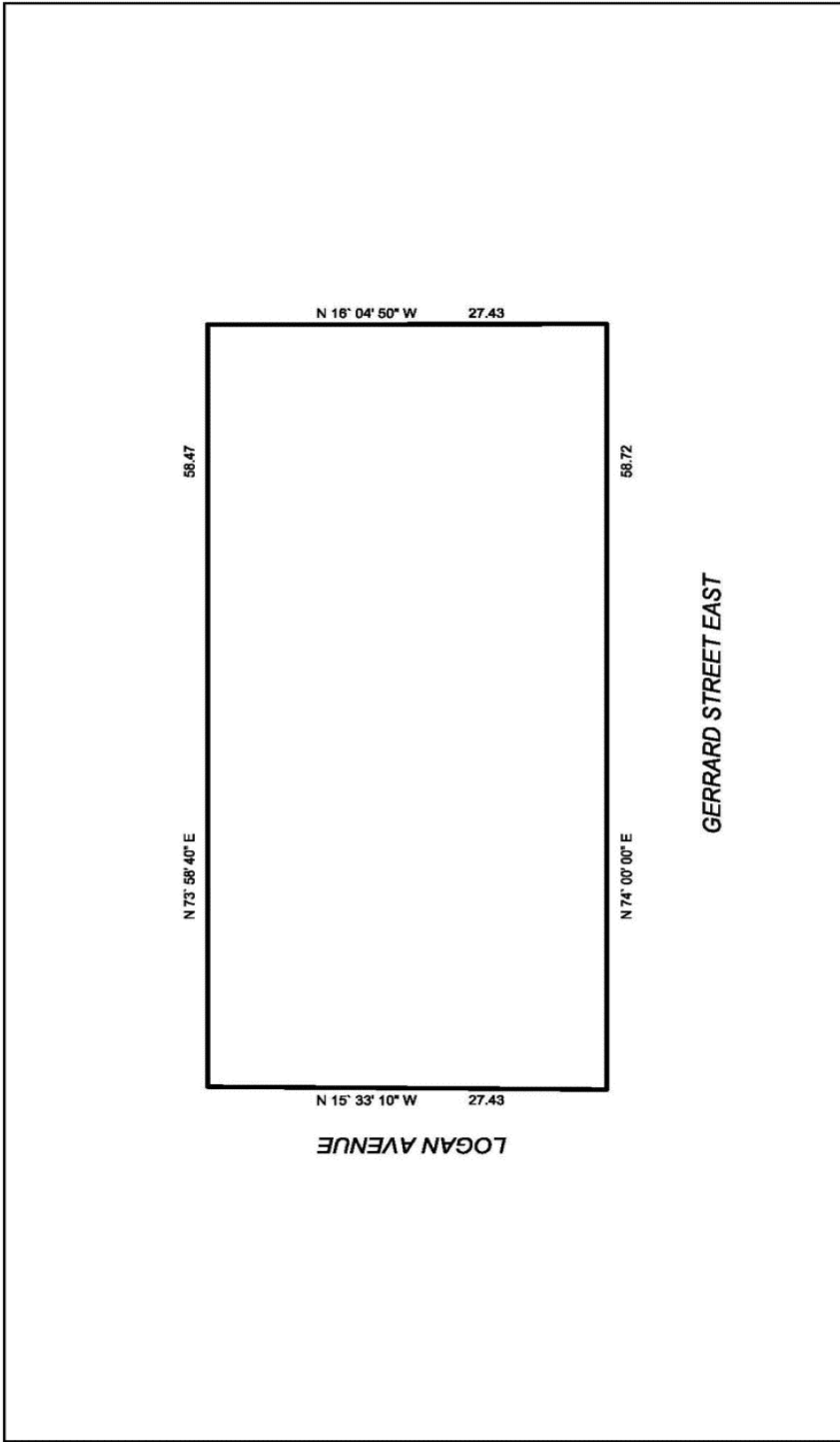
Site Specific Provisions:

- (A) Despite regulation 40.5.40.10(1), for the purpose of this exception, height is measured as the distance between the Canadian Geodetic Datum elevation of 87.34 metres and the elevation of the highest point of the **building**;
- (B) Despite regulations 40.10.40.10.(2), 40.10.40.10.(5) and clause 40.5.40.10:
  - (i) The minimum height of the first **storey** of the **building** is 4.27 metres; and
  - (ii) No part of the **building** can exceed the heights illustrated by the numbers following the letters "HT" shown on Diagram 3 of By-law 678-2019(LPAT);

- (C) Despite regulation 40.10.40.40(1):
- (i) the maximum total permitted floor space index for all uses on the **lot** is 4.01 times the area of the **lot**, or a maximum **gross floor area** of 6450 square metres;
  - (ii) the maximum permitted floor space index for all residential uses on the **lot** is 3.60 times the area of the **lot**, or a maximum **gross floor area** of 5800 square metres; and
  - (iii) the maximum permitted floor space index for all non-residential uses on the **lot** is 0.40 times the area of the **lot** or a maximum **gross floor area** of 650 square metres;
- (D) Despite regulation 40.10.40.50(1):
- (i) A minimum of 123 square metres of outdoor **amenity space** is required for the **building**; and
  - (ii) A minimum of 62 square metres of indoor **amenity space** is required for the **building**;
- (E) Despite clause 40.10.40.60, and regulations 40.10.40.70(2) and 40.10.40.80(2) all above ground portions of a **building** or **structure** must be set back from a **lot line** or **main wall** the distance shown on Diagram 3 of By-law 678-2019(LPAT);
- (F) Despite 4(E) above:
- (i) Awnings, cornices, lighting fixtures, window washing equipment, ornamental elements, lightning rods, trellises, parapets, eaves, window sills, guardrails, railings, stairs, stair enclosures, wheel chair ramps, air intakes and vents, landscape and green roof elements, partitions dividing outdoor recreation area, wind mitigation elements, and architectural façade details may encroach up to a maximum of 0.30 metres into the required **building setbacks** shown on Diagram 3 of By-law 678-2019(LPAT);
  - (ii) Balconies, guard rails and balcony dividers located above a height of 5.0 metres, may encroach up to 1.75 metres into the required **building setbacks** outlined on Diagram 3 of By-law 678-2019(LPAT);
  - (iii) Canopies located above a height of 3.5 metres, may encroach up to 1.5 metres into the required **building setbacks** outlined on Diagram 3 of By-law 678-2019(LPAT); and
  - (iv) Privacy screens may encroach up to 2.5 metres into the required **building setbacks** on Diagram 3 of By-law 678-2019(LPAT) and may project up to 1.8 metres above the height limits on Diagram 3;

- (G) **Despite** regulations 200.5.10.1.(1), 200.5.1.10.(2), , 200.5.1.10.(5), 200.5.1.10(6), 200.5.1.10.(12), 200.5.1.10.(13), 200.15.1(4), 200.15.10(1):
- (i) 33 **parking spaces** are required for the **dwelling units** on the **lot**;
  - (ii) No visitor **parking spaces** are required for the **dwelling units** on the **lot**;
  - (iii) 3 **parking spaces** are required for the non-residential uses on the **lot**;
  - (iv) **Parking spaces** for non-residential uses must have a minimum width of 2.6 metres when obstructed on one or both sides;
  - (v) 1 accessible **parking space** is required;
  - (vi) The accessible **parking space** is not required to be located closest to a principal pedestrian access to the **building**;
  - (vii) A required **parking space** may be provided as a **tandem parking space**;
  - (viii) A **tandem parking space and stacked parking space** is not required to have direct and unobstructed **driveway** access to a **street** or **lane**;
  - (ix) A **stacked parking space** must have a minimum width of 2.4 metres, a minimum length of 5.0 metres and a minimum vertical clearance of 1.75 metres;
  - (x) The **vehicle** entrance and exit is may be set back a minimum of 0.0 metres from the **lot line** abutting the **street**; and
  - (xi) The **vehicle** entrance and exit must be a minimum of 4.88 metres in width;
- (H) **Despite** regulations 230.5.1.10(4), 230.5.1.10(5), and clause 230.5.10.1:
- (i) 52 long term **bicycle parking spaces** are required;
  - (ii) A **stacked bicycle parking space** must have a minimum width of 0.35 metres, a minimum length of 1.7 meters, and 1.2 metres vertical clearance; and
  - (iii) No short term **bicycle parking spaces** are required;
- (I) **Despite** regulation 220.5.20.1(3) the **vehicle** entrance for a **loading space** must be a minimum of 4.88 metres in width.

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

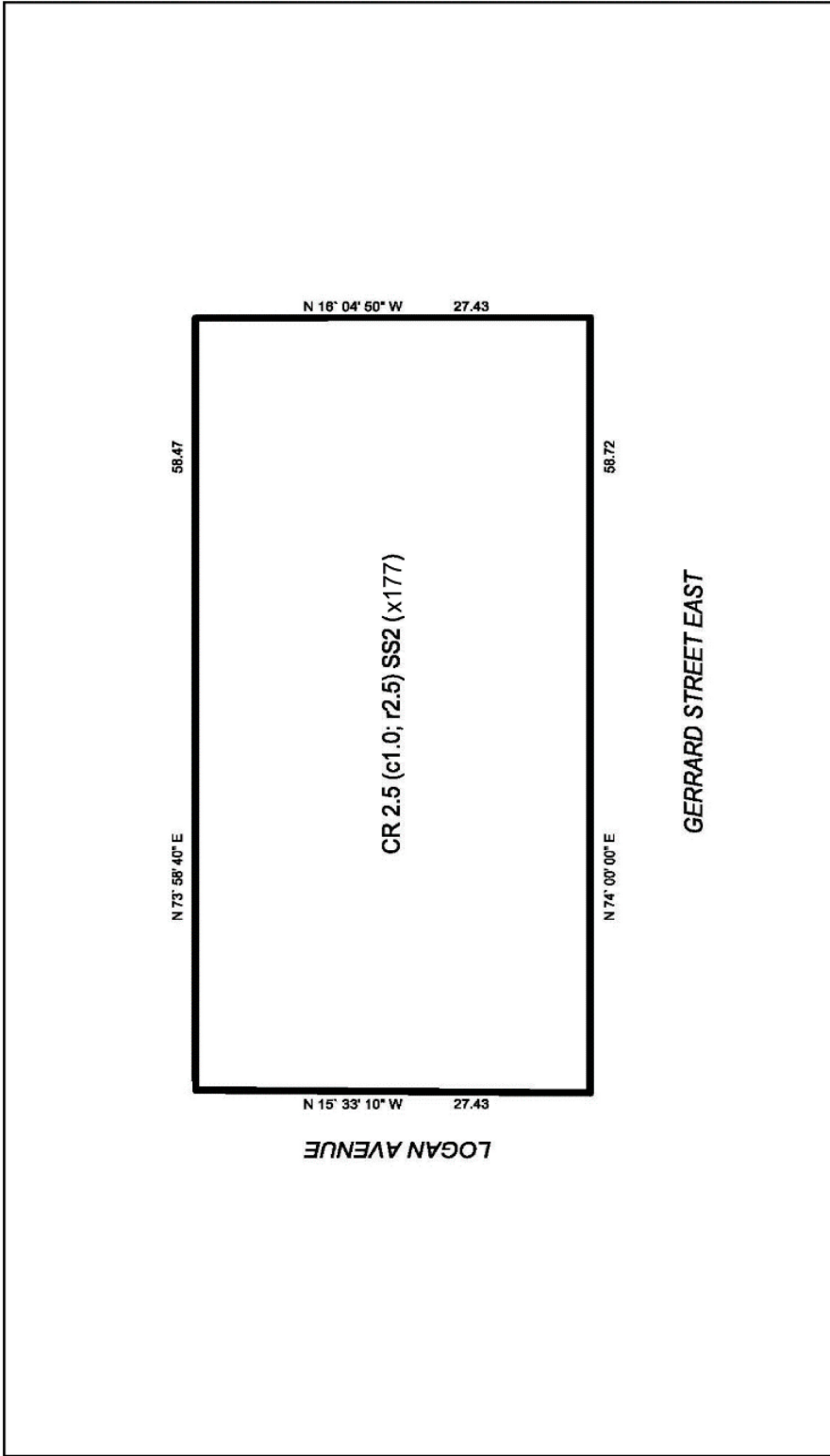


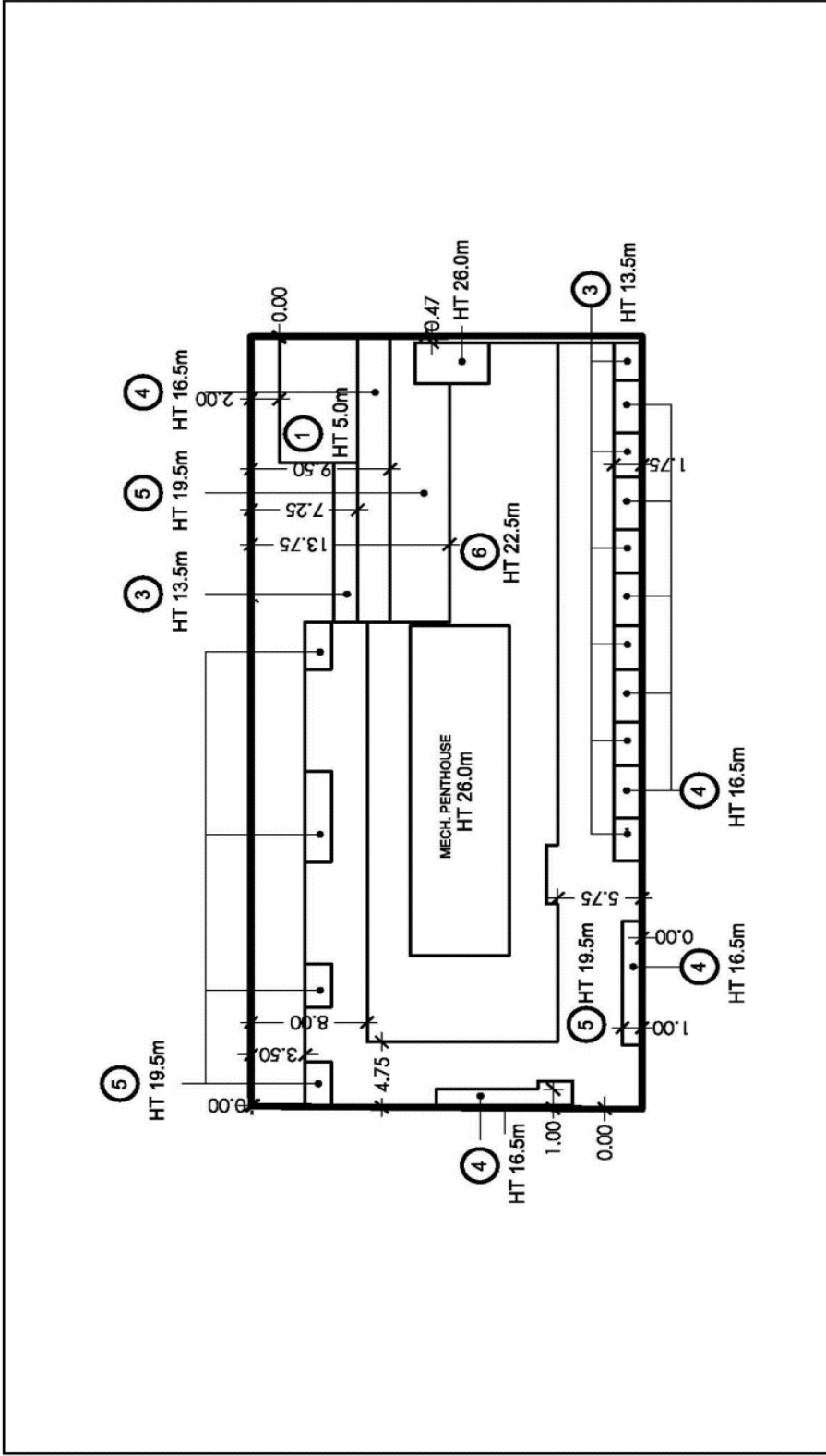
 **Toronto**  
**Diagram 1**

**794 Gerrard Street East**

File # 16 270566 STE 30 0Z

↑  
 City of Toronto By-law 569-2013  
 Not to Scale  
 M07DA/2018





**Toronto**  
Diagram 3

794 Gerrard Street East

File # 16 270566 STE 30 0Z

City of Toronto By-law 569-2013  
Not to Scale  
MO/DA/2018