

Authority: Toronto and East York Community Council
33.8, as adopted by City of Toronto Council on June 26,
27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 1189-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 502 Adelaide Street West and 119-123 Portland Street.

Whereas Council of the City of Toronto has the authority to 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 label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to: CRE (x 18) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number 18, so that it reads:

Exception CRE 18

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 Adelaide Street West and 119-123 Portland Street, if the requirements in By-law 1189-2019 are complied with, then a **building** or **structure** may be constructed in compliance with (B) to (R) below;
- (B) Despite Regulation 50.5.40.10(1), the height of the **building** is the distance between the Canadian Geodetic Datum elevation of 89.2 metres and the elevation of the highest point of the **building**;

- (C) Despite Regulation 50.10.40.10(1) the height of any **building** or **structure** on the lands must not exceed the maximum height in metres specified by the numbers following the symbol H as shown on Diagram 3 of By-law 1189-2019;
- (D) Despite subsection (C) and Regulation 50.5.40.10(3), (4), (5), (6) and (7) the only elements permitted to project vertically beyond the height limits specified on Diagram 3 of By-law 1189-2019 are the following:
- (i) eaves, cornices, parapets, guardrails, balcony guards, railings, or balustrades to a maximum of 1.5 metres;
 - (ii) balcony dividers to a maximum of 2.0 metres;
 - (iii) window washing equipment;
 - (iv) chimneys, vents ventilation shafts, lighting, lighting rods to a maximum of 1.5 metres;
 - (v) green roof elements and landscape features within "Area A" as shown on Diagram 3 of By-law 1189-2019 to a maximum of 1.5 metres; and
 - (vi) pergolas, awnings, and windscreens only within "Area A" as shown on Diagram 3 of By-law 1189-2019 to a maximum of 3.0 metres and must be set back a minimum of 2.5 metres from the building envelope of "Area A";
- (E) Despite Clause 50.10.40.70 the required minimum **building setbacks** are shown on Diagram 3 of By-law 1189-2019;
- (F) Despite subsection (E) and Regulation 50.10.40.70, 50.5.40.60(1) and 50.10.40.60, the following may encroach into the required minimum building setbacks in Diagram 3 of By-law 1189-2019:
- (i) eaves, cornices, window frames or sills, light fixtures, railings, trellises, balustrades, vent caps, wheelchair ramps, outdoor fireplaces, and landscape features;
- (G) Regulation 50.10.40.80(3), with respect to distance between windows of **buildings** in King-Spadina does not apply;
- (H) The total combined **gross floor area** of all **buildings** and **structures**, must not exceed 9,800.0 square metres, of which:
- (i) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (B) and 50.10.20.20 (1) (B) must not exceed 9,500.0 square metres;
 - (ii) the total **gross floor area** for uses listed in regulations 50.10.20.10 (1) (A) and 50.10.20.20 (1) (A) must not exceed 300.0square metres; and

- (iii) the uses listed in regulation 50.10.20.10 (1) (C) and 50.10.20. 20 (1) (C) are not permitted;
- (I) Any applications under Section 34 and/or Section 45 of the Planning Act seeking further increases to the **gross floor area** so that the total combined **gross floor area** for the lands is greater than 10,000.0 square metres will be subject to a community benefit contribution as per Section 37 of the Planning Act;
- (J) A maximum of 123 **dwelling units** are permitted on the lands;
- (K) A minimum of 20 percent of all **dwelling units** provided on the lands must have 3-bedrooms;
- (L) Despite regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of 4.0 square metres of indoor and outdoor **amenity space** in total per **dwelling unit**, of which:
 - (i) a minimum of 200 square metres of outdoor **amenity space** must be provided and located either adjoining or directly accessible to the indoor **amenity space**, which may include outdoor **amenity space** located one level above the indoor **amenity space** that is directly accessible by a stairwell and elevator;
- (M) Despite the parking rates in Table 200.5.10.1 and Regulation 200.5.10.1 (1)(2)(7) **parking spaces** on the lands must be provided as follows:
 - (i) a minimum of 24 **parking spaces** for residents;
 - (ii) a minimum of 8 **parking spaces** for visitors; and
 - (iii) no **parking spaces** are required for the non-residential uses;
- (N) Despite regulation 200.5.1.10(2) a **parking space**, with or without a fixed object within 0.3 metres of the side of the **parking space**, may have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 2.6 metres; and
 - (iii) vertical clearance of 2.0 metres;
- (O) Despite regulation 220.5.10 one Type "G" **loading space** must be provided on the lands;

- (P) Despite regulation 200.5.10.1(1) and (5) **bicycle parking spaces** for all **dwelling units** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 0.9 long-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands; and
 - (ii) a minimum of 0.1 short-term **bicycle parking spaces** must be provided within first **storey** or the first level of the **building** below-ground for every **dwelling unit** on the lands;
- (Q) Section 600.10, with respect to tall building regulations in the Downtown does not apply;
- (R) Despite regulation 50.5.40.40(3) the **gross floor area** of a **mixed use building** is also reduced by the area in the **building** used for:
- (i) a room or enclosed area, including its enclosing walls within the **building** or **structure** above or below-ground that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the **building**; and
 - (ii) exit stairs in the **building** or **structure**.

Prevailing By-law and Prevailing Sections:

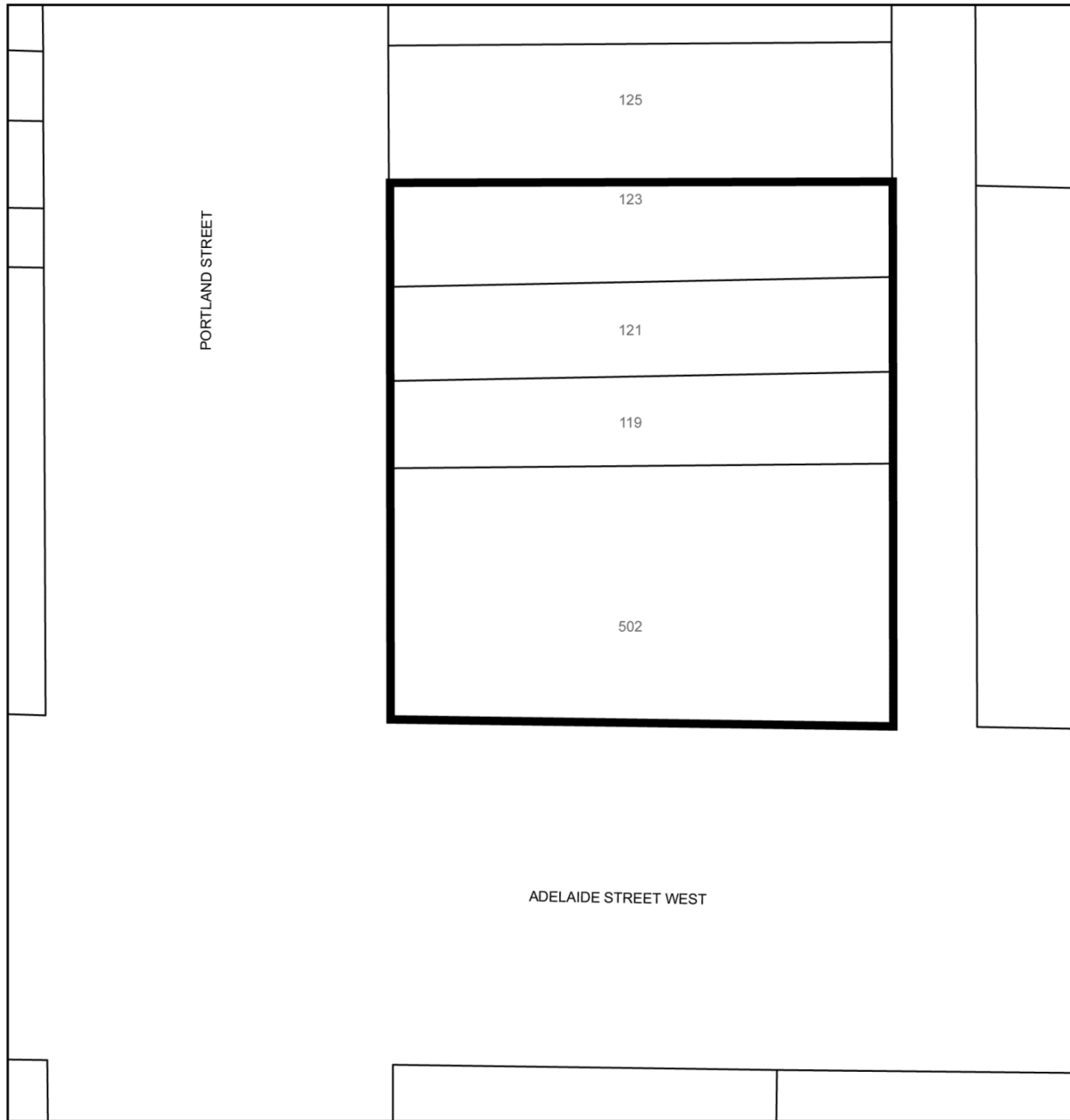
Section 12(2) 270 of former City of Toronto By-law 438-86.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

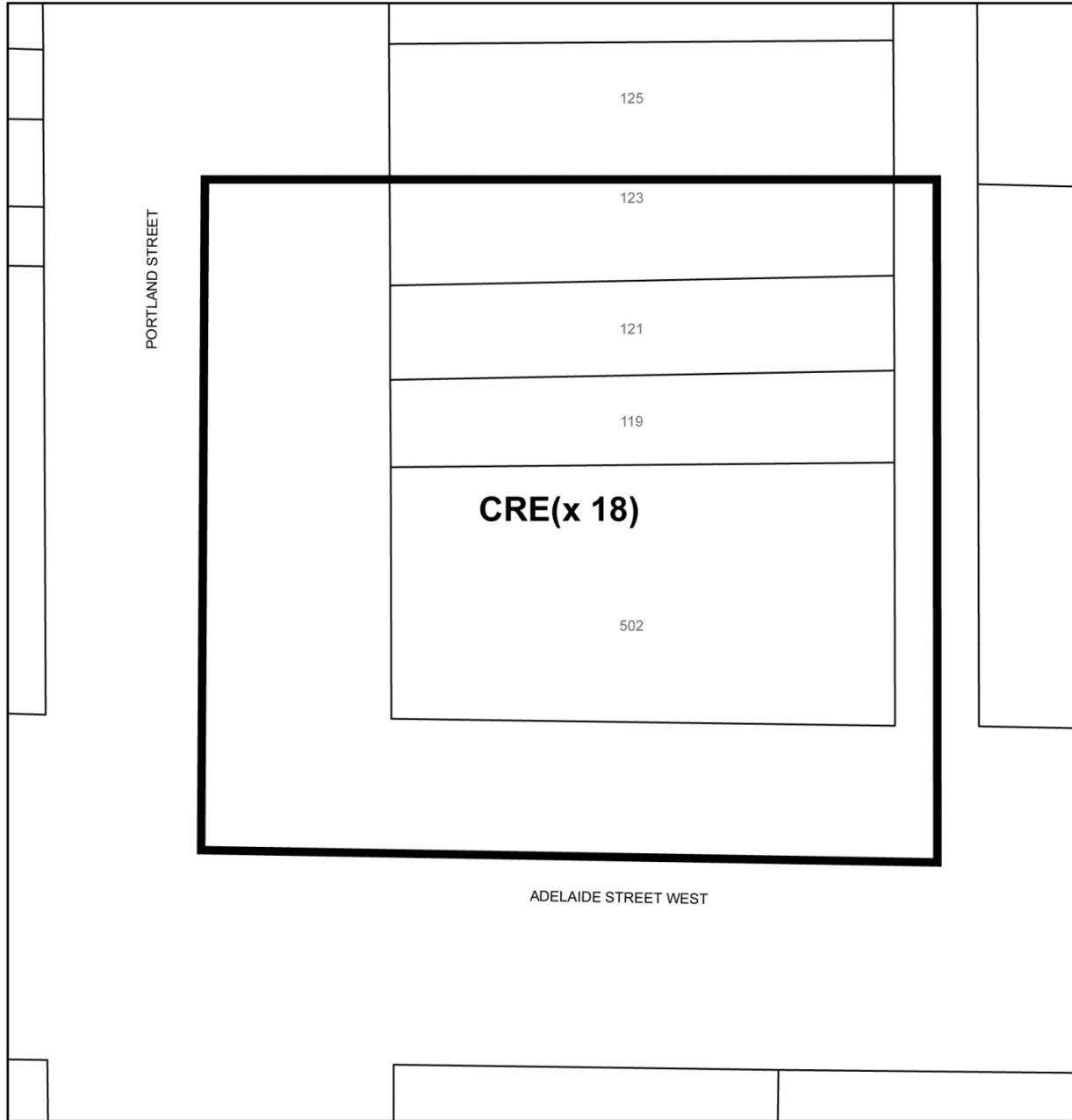
(Seal of the City)



 **TORONTO**
Diagram 1

**502 Adelaide Street West
& 119-123 Portland Street**

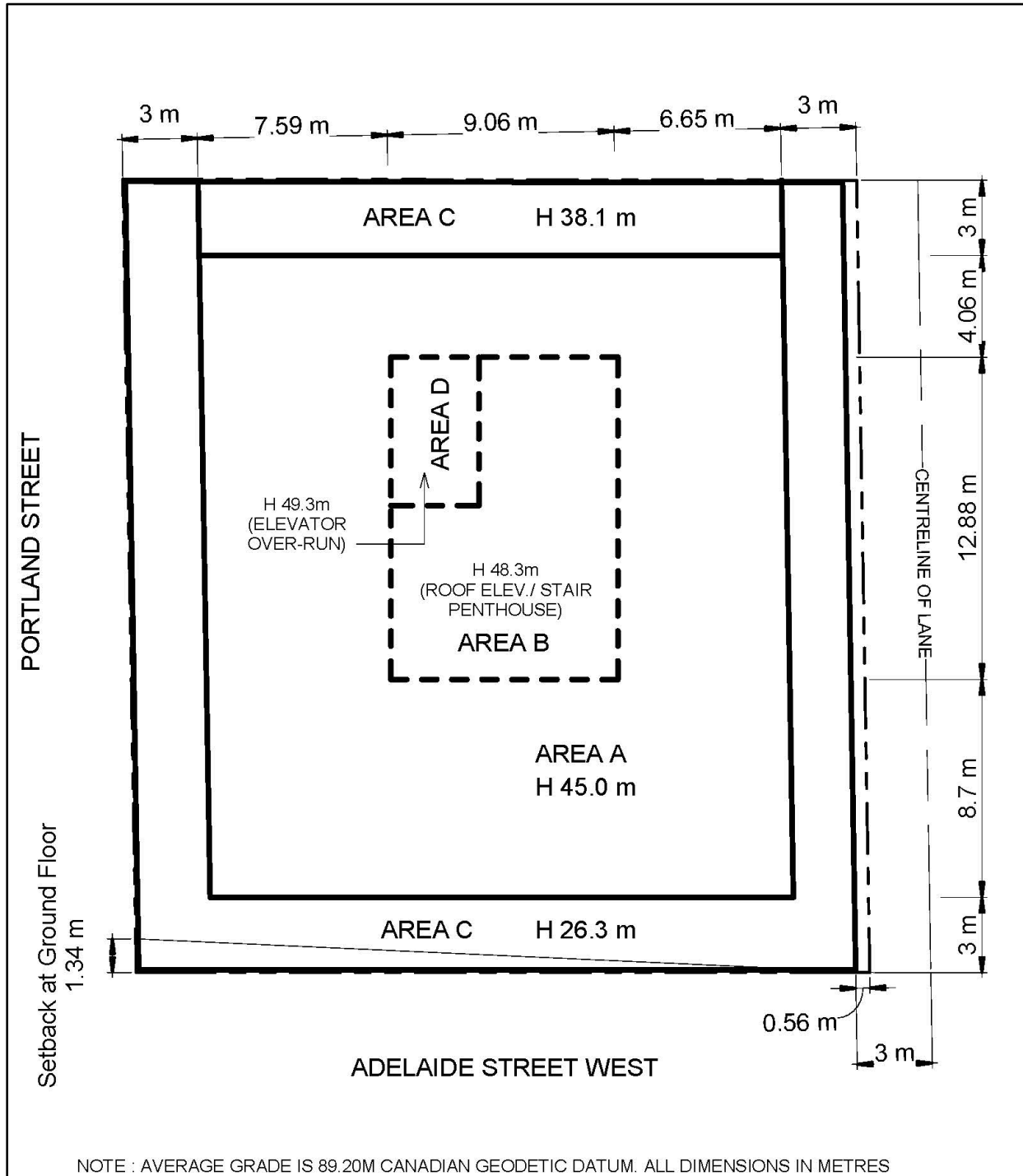
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 **TORONTO**
Diagram 2

**502 Adelaide Street West
& 119-123 Portland Street**

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TORONTO
Diagram 3

**502 Adelaide Street West
& 119-123 Portland Street**

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