

Authority: North York Community Council  
Item NY24.2, as adopted by City of Toronto  
Council on June 8, and 9, 2021

## CITY OF TORONTO

### BY-LAW 613-2021

**To amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2020 as 154 Wicksteed 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 pursuant to Section 39 of the Planning Act, Council of the City of Toronto 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; 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 from E 1.0 to E 1.0 (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 900.20.10 Exception Number (59) so that it reads:

#### **(59) Exception E 59**

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 154 Wicksteed Avenue, as outlined by heavy black lines on Diagram 1 of By-law 613-2021, nothing will prevent the erection or use of **buildings, structures**, additions or enlargements permitted in compliance with (B) to (U) below;

- (B) Despite the uses listed in Clause 60.20.20.10, the only uses permitted are: office, **retail store, retail service, eating establishment, take-out eating establishment**, and related **ancillary** uses;
- (C) Despite Clause 60.20.20.100, the total **interior floor area** of all **retail stores, retail services, eating establishments** and **take-out eating establishments** must not exceed 150 square metres;
- (D) Despite Regulation 60.20.20.100 (4), a **retail store** is permitted when it is not associated with a **manufacturing use** on the same **lot**;
- (E) Despite Clause 60.20.40.70, minimum required **building setbacks** are as shown on Diagram 3 of By-law 613-2021;
- (F) Despite Regulation 60.5.40.60(1) and (C) above, the following elements of a **building** may encroach into a required **building setback** a maximum of:
  - (i) 2.5 metres, for canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, fences, screens, window fenestrations or detailing and landscape features;
- (G) Despite Regulation 60.5.40.10 (1), the height of a **building** shown on Diagram 3 of By-law 613-2021 is the distance between the Canadian Geodetic Datum elevation of 128.57 metres and the elevation of the highest point of the **building**;
- (H) Despite Regulation 60.20.40.10 (1) (B), no portion of any **building** may exceed the height in metres specified by the numbers following the symbol HT on Diagram 3 of By-law 613-2021;
- (I) Despite Regulation 60.5.40.10(5) the total area of all equipment, **structures** and parts of a **building** together may cover no more than 75 percent of the area of the roof;
- (J) Despite (G) above, the following **building** elements and **structures** are permitted to project vertically above the permitted maximum height limit:
  - (i) balustrades, cornices, eaves, fixtures, ornamental elements, lighting fixtures, green roofs, mechanical equipment, structural columns and shear walls, parapets, railings, trellises, vents, chimney stacks, generator rooms, elevator overruns, and other minor architectural projections are permitted to project no more than 3.0 metres beyond the height limits shown following the symbol HT on Diagram 3 of By-law 613-2021;
- (K) Despite Regulation 60.20.1.10(3), the maximum permitted **gross floor area** is 7,150 square metres;

- (L) Despite Regulation 60.20.50.10(1), a 3.0 metres wide strip of **soft landscaping** is not required;
- (M) Despite Clause 200.5.10.1, **parking spaces** for a **building** used as an office shall be provided at a minimum rate of 1.0 for each 100 square metres of **gross floor area**;
- (N) Despite Regulation 200.5.10.1(2), a maximum of 10 **parking spaces** may have a minimum width of 2.6 metres, a minimum length of 5.6 metres, and a minimum height of 1.8 metres with or without obstructions;
- (O) Despite Regulation 200.15.1 (1), an accessible parking space must have minimum dimensions of a length of 5.6 metres; a width of 3.4 metres; and a vertical clearance of 2.1 metres;
- (P) The entire length of an accessible parking space must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (Q) Accessible parking spaces must be the parking spaces closest to a barrier free:
  - (i) entrance to a building;
  - (ii) passenger elevator that provides access to the first storey of the building; and
  - (iii) shortest route from the required entrances in (i) and (ii);
- (R) Despite Regulation 220.5.10.1 (5), one Type "B" and one Type "C" **loading space** shall be provided on site;
- (S) Despite Regulation 230.5.10.1(1) **bicycle parking spaces** must be provided on the **lot** as follows, and may be located outdoors or indoors, including within a secured room or enclosure:
  - (i) A minimum of 28 **bicycle parking spaces**;
- (T) Despite Regulation 230.5.1.10(4), the minimum width of a **bicycle parking space** or **stacked bicycle parking space** is 0.4 metres; and
- (U) Regulation 230.60.1.20(1) does not apply.

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

5. A temporary sales office is permitted for a period of three years from the date of enactment of this By-law as follows:

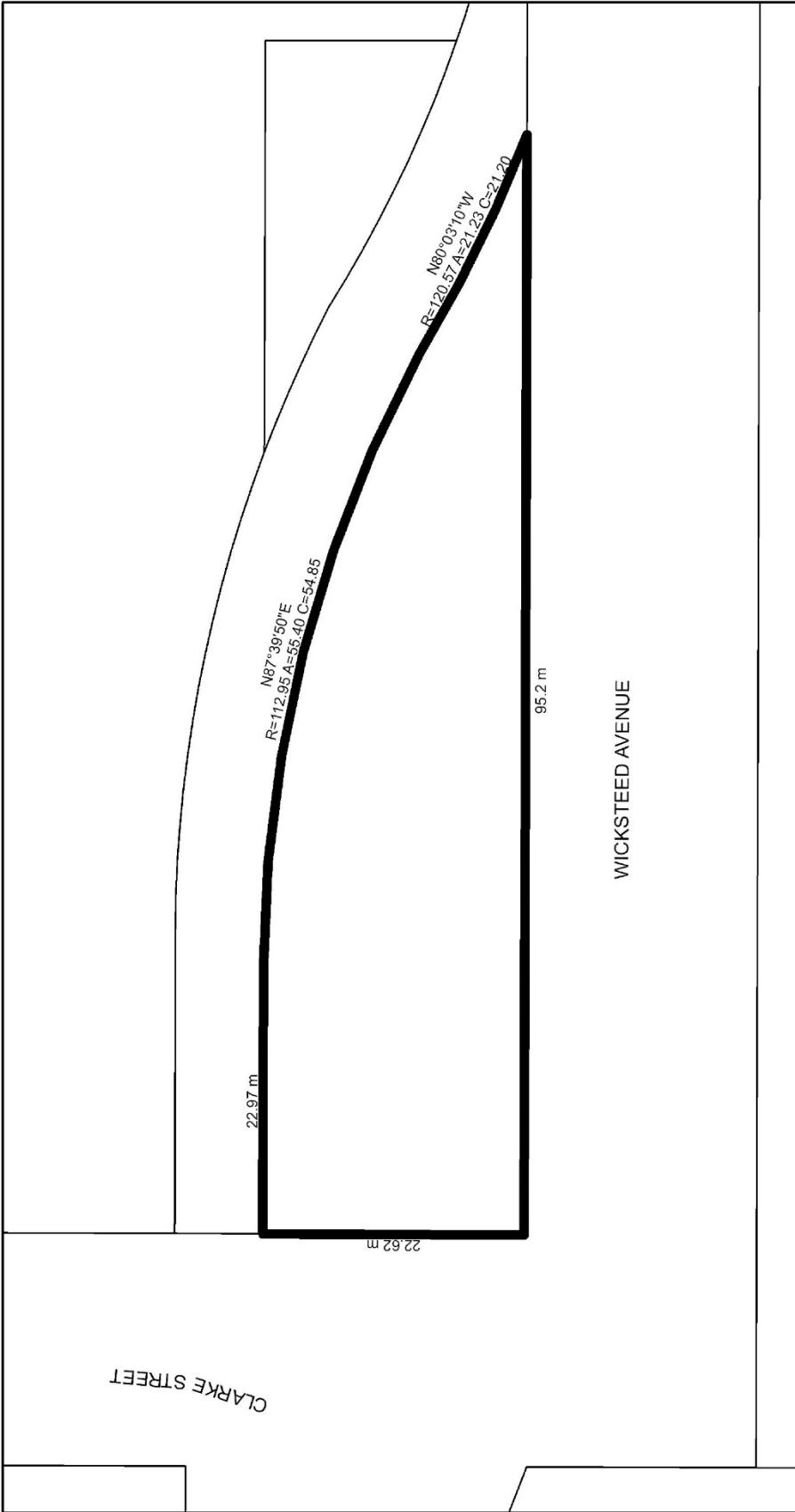
- (A) A Temporary Sales Office means a temporary **building, structure**, facility or trailer used exclusively for the purpose of marketing or sale of space in the office **building** to be erected on the lands; and
- (B) the maximum permitted **gross floor area** of a Temporary Sales Office is 150 square metres.

Enacted and passed on July 16, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

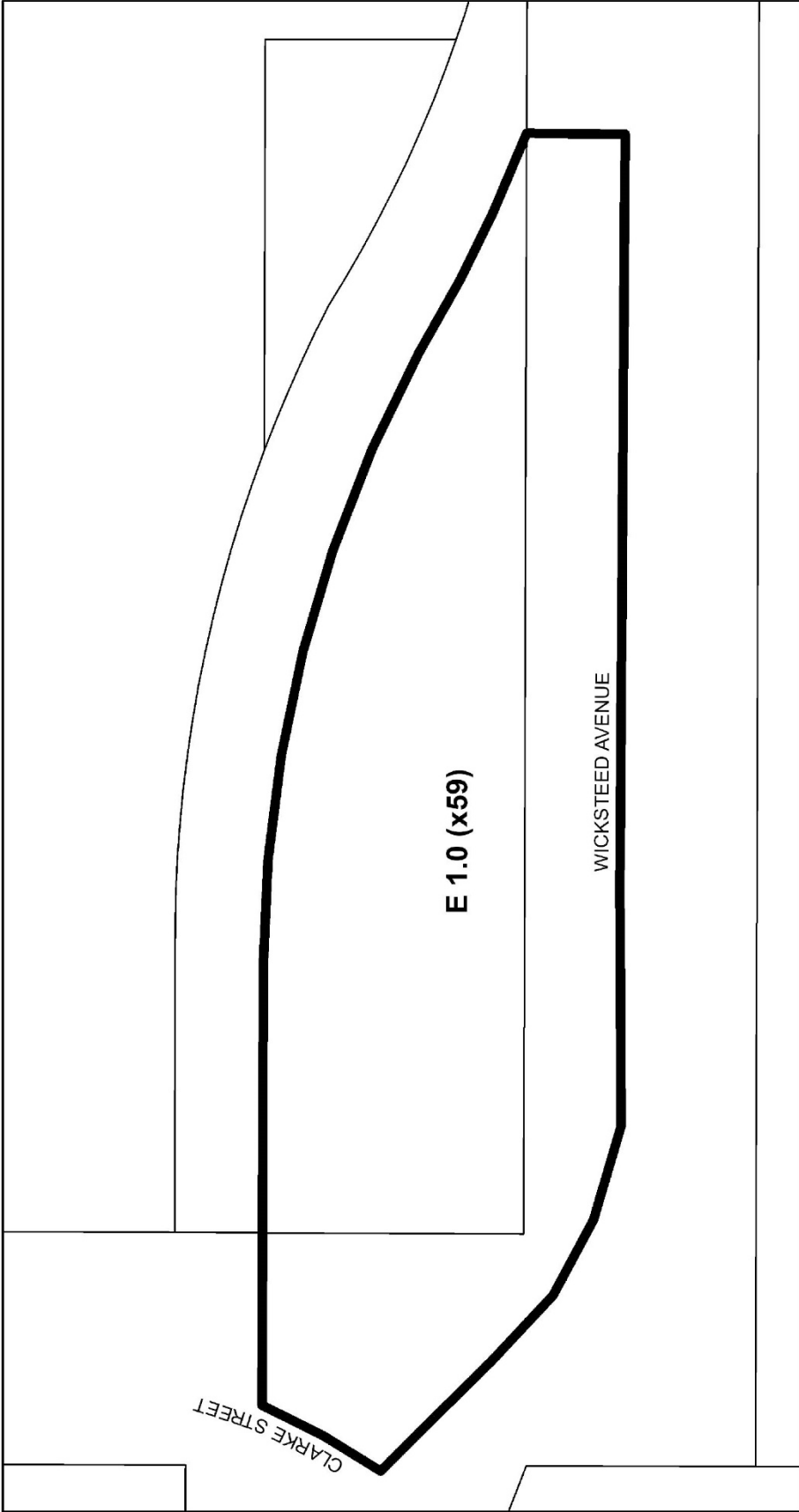


# 154 Wicksteed Avenue

File # 18 249444 NNY 26 0Z



City of Toronto By-law 568-2013  
Not to Scale  
02/17/2021



 **TORONTO**  
Diagram 2

**154 Wicksteed Avenue**

File # 18 249444 NNY 26 0Z



City of Toronto By-law 569-2013  
Not to Scale  
03/04/2021

