

Authority: Toronto and East York Community Council
Item TE6.17, as adopted by City of Toronto Council on
July 19 and 20, 2023
City Council voted in favour of this by-law on
September 6, 2023
Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 818-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 775-783 Vaughan Road and 670-680 Northcliffe Boulevard.

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, as amended, 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 in 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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 a zone label of RA (x777) to CR 2.5 (c 2.0; r2.5) SS2 (x865), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 865 so that it reads:

(865) Exception CR 865

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 lands municipally known as 775-783 Vaughan Road and 670-680 Northcliffe Boulevard, if the requirements of By-law 818-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;
- (B) For the purposes of this exception, and in accordance with Regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Northcliffe Boulevard;
- (C) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 169.56 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 40.10.40.1(1) all residential use portions of the **building** must be located above non-residential use portions of the **building**, other than:
 - (i) residential lobby access; and
 - (ii) residential **amenity space**;
- (E) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 818-2023;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 818-2023:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, **structures** that enclose, screen, or cover the equipment, **structures**, and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 4.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.1 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, located above the first **storey**, by a maximum of 3.0 metres; and

- (vi) trellises, pergolas, wind screens and unenclosed **structures** providing safety or wind protection on terraces, located above the first **storey**, by a maximum of 4.0 metres;
- (vii) planters, **landscaping** features, and unenclosed **structures** and elements providing wind protection, including wind screens, located at ground level, by a maximum of 2.0 metres;
- (G) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 2.6 metres;
- (H) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 30,250 square metres, of which:
 - (i) the required minimum **gross floor area** for non-residential uses is 500 square metres;
- (I) Despite Regulation 40.10.20.100(1)(A) the permitted maximum total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment, places of assembly, places of assembly, recreation uses and take-out, eating establishments** on a **lot** abutting a Residential Apartment Zone category is 470 square metres;
- (J) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 818-2023;
- (K) Despite Regulation 40.10.40.70(2), and (J) above, the **main wall** of the first **storey** of a **building** must be set back at least 6.0 metres from a **lot line** abutting Vaughan Road;
- (L) Despite Regulation 40.10.40.70(2), and (J) above, at least 40 metres of the **main wall** of the first **storey** of the **building** facing the **front lot line** must be set back at least 2.0 metres from the **front lot line**;
- (M) Despite Clause 40.10.40.60 and ((J), (K), and (L) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
 - (i) canopies and awnings, by a maximum of 4.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices by a maximum of 2.0 metres;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.6 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.2 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.2 metres;
 - (vi) eaves and dormers, by a maximum of 1.2 metres;
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
 - (viii) landscaping features and unenclosed structures and elements providing wind protection including screens, located at ground level within a **building setback** along Vaughan Road only, by a maximum of 3.0 metres;
- (N) Despite Clause 40.10.50.10 no **landscaping, soft landscaping** or fence is required along the part of the **lot line** abutting a **lot** in the Residential Zone category or Residential Apartment Zone category.
- (O) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (P) Despite Regulation 15.10.40.50(1)(A) and (B), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) at least 1.7 square metres of outdoor **amenity space** for each **dwelling unit**; of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (Q) Despite Regulation 200.15.10(1), a total of four **accessible parking spaces** are required;

- (R) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 2 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** for residential visitors;
 - (ii) A minimum of 2 "car-share **parking spaces**"; and
 - (iii) No **parking spaces** are required for the non-residential uses.
- (S) Despite Regulation 230.5.1.10(4)(C), the required minimum dimensions of a stacked **bicycle parking space** are:
- (i) Length of 1.8 metres;
 - (ii) Width of 0.4 metres; and
 - (iii) Vertical clearance of 2.4 metres;
- (T) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a stacked **bicycle parking space**;
- (U) In addition to the locations a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(A)(i)(ii) and (iii), and despite Regulation 230.40.1.20(2), **bicycle parking spaces** may also be located in the following:
- (i) "long-term" and "short-term" **bicycle parking spaces** may be located on any floor of a building below grade and may be located more than 30 metres from a pedestrian entrance;
 - (ii) "short-term" and "long-term" **bicycle parking spaces** may be located within a secured room, enclosure, or any combination thereof;
 - (iii) "short-term" **bicycle parking spaces** located in **stacked bicycle parking spaces** may be located indoors or outdoors;
- (V) Despite Clause 220.5.10.1, one Type "G" **loading space** and one Type "C" **loading space** must be provided and maintained on the **lot**;
- (W) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization,

including the payment of a membership fee that may or may not be refundable;

(A) "Car-share parking space" means a **parking space** that is reserved and actively used for "car-share".

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

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition, or division occurred
6. Temporary Use(s):
 - (A) None of the provisions of By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a **retail store** or office on the lands to which this By-law applies, provided any **building** containing those uses does not exceed a height of 3.0 metres, for a period of three years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



775-783 Vaughan Road and
680-690 Northcliffe Boulevard

File # 22 186164 STE 12 0Z

Diagram 2



 **TORONTO**
Diagram 2

**775 - 783 Vaughan Road and
680-690 Northcliffe Boulevard**

File # 22 186164 STE 12 0Z

Diagram 3

