

Authority: Toronto and East York Community Council
Item TE6.15, 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 821-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 632-652 Northcliffe Boulevard.

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; 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 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 a zone label of RA x777 to RA (x 227) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 227 so that it reads:

(227) Exception RA 227

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 632-652 Northcliffe Boulevard, if the requirements of By-law 821-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with (B) to (R) below;
- (B) Despite Regulation 15.5.40.10(1) the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 167.20 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the uses permitted in Regulation 15.10.20.10(1) a “geo-energy facility” is permitted.
- (D) For the purpose of this exception, the **lot** comprises the lands delineated by heavy lines on Diagram 1, attached to By-law 821-2023;
- (E) Despite Regulation 15.10.40.10(1), 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 821-2023, inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
- (F) Despite Regulations 15.5.40.10(2) to (6) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 821-2023;
 - (i) parapets, roofing assembly and drainage, and elements and structures associated with a **green roof**, by a maximum of 1.5 metres;
 - (ii) elevator shafts, overruns, service rooms, and access required for the function of elevators, with an area that is a maximum of 150 square metres, by a maximum of 8.2 metres;
 - (iii) garbage chute overruns, chimneys, pipes, vents, and renewable energy facilities and devices, by a maximum of 3.0 metres;
 - (iv) architectural features, **building** maintenance units and window washing equipment, roof access, **landscaping** features, divider screens on a balcony, porch, and/or terrace, trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
 - (v) guardrails, railings, masonry pilasters, wheelchair ramps, balustrades and bollards by a maximum of 1.8 metres;
- (G) Despite Clauses 15.10.40.70, and 15.10.40.80, the required minimum **building setbacks** and required **main wall** separation distances are shown in metres on Diagram 3 of By-law 821-2023;

- (H) Despite Clause 15.5.40.60 and (G) above, the following elements of a **building or structure** may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3.5 metres;
 - (ii) balconies, by a maximum of 2.0 metres;
 - (iii) porches and stairs, by a maximum of 3.0 metres;
 - (iv) cornices, lighting fixtures, ornamental elements, trellises, eaves, planters, guardrails, balustrades, railings, stair enclosures, wheel chair ramps, underground garage ramps, fences, screens, and landscape features, by a maximum of 2.5 metres; and
 - (v) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections by a maximum of 1.5 metres;
- (I) Despite Regulation 15.10.40.40(1), the permitted maximum **gross floor area** for residential uses is 31,400 square metres;
- (J) In addition to the elements listed in Regulation 15.5.40.40(1), the **gross floor area** of a **building** may also be reduced by:
- (i) "geo-energy facilities", below ground, at, or above-ground; and
 - (ii) storage rooms, electrical, utility, and service corridors, mechanical and ventilation rooms, above a height of 122.85 metres;
- (K) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 20 percent must be two-bedroom **dwelling units**; and
 - (ii) a minimum of 10 percent must be three-bedroom **dwelling units** or larger;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above cannot be 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;
- (L) Despite Regulation 15.10.40.50(1) an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

- (i) At least 2.0 square metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**; and
 - (ii) At least 2.0 square metres for each **dwelling unit** is outdoor **amenity space** located at or above **established grade**;
- (M) Despite Regulation 15.5.50.10(1), **landscaping** and **soft landscaping** must be provided in accordance with the following:
- (i) A minimum of 10 percent of the **lot area** is required to be **landscaping**; and
 - (ii) A minimum of 5 percent of the **landscaping** area required in (i) above, must be comprised of **soft landscaping**;
- (N) 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 6 **parking spaces** for residential visitors;
 - (ii) No minimum **parking spaces** for residential occupants; and
 - (iii) A minimum of 9 accessible **parking spaces**;
- (O) 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**;
- (P) Despite Regulation 230.10.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**;
- (Q) Despite Regulation 230.5.1.10(10), both "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**; and
- (R) For the purpose of this exception, a "geo-energy facility" means **premises** containing devices to generate **geo-energy** for the exclusive use of the **building**.

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

5. Despite any existing or future severance, partition or division of the lot, the provisions of this By-law shall apply to the whole lands, as identified on Diagram 1, as if no severance, partition, or division occurred.
6. Temporary use(s): None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a sales office on the **lot** for a period of not more than 3 years from the date this By-law comes into full force and effect, provided that the **building** or **structure** is limited to one **storey** or 4.5 metres.

Enacted and passed on September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

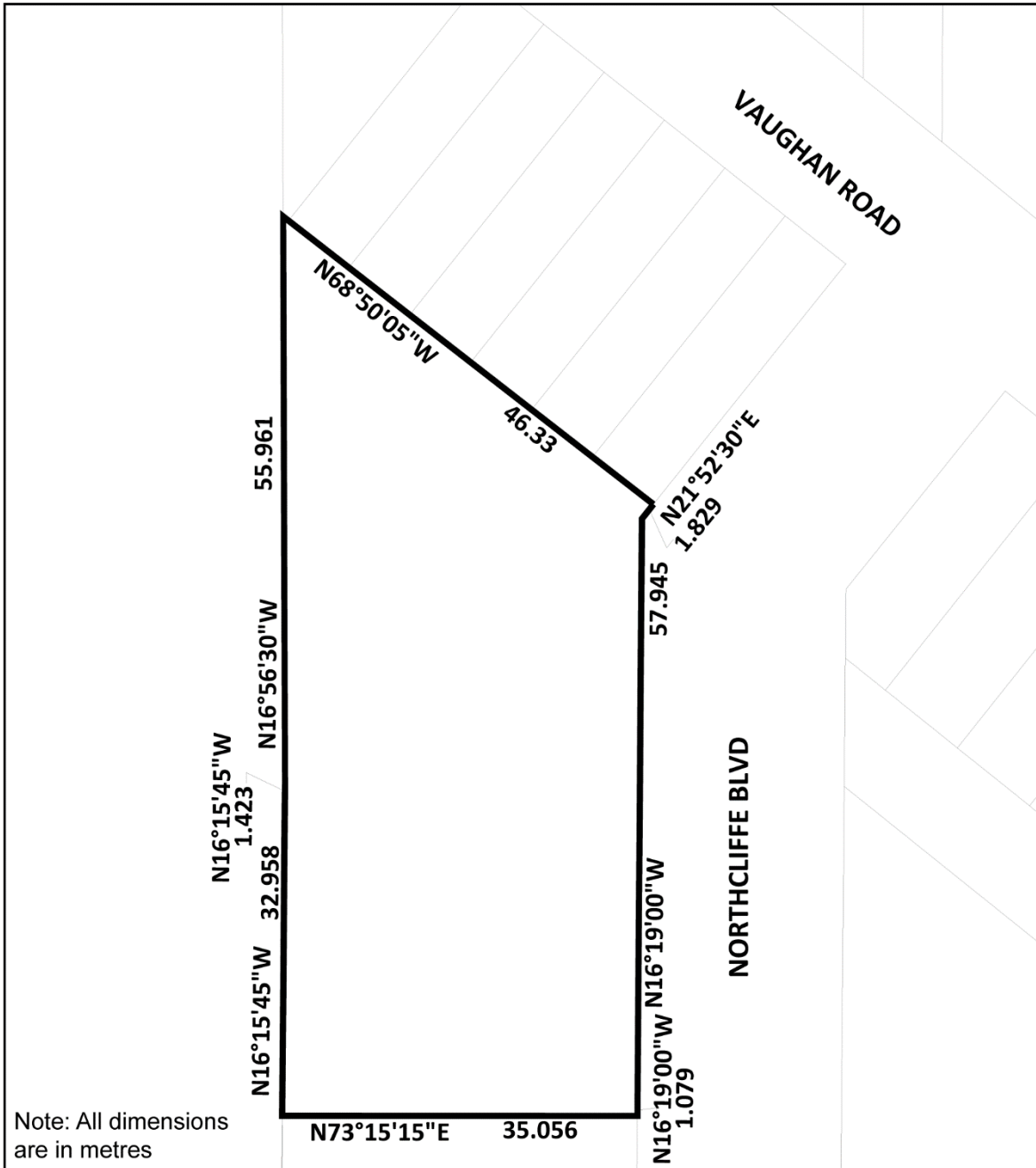



Diagram 1

632-652 Northcliffe Boulevard

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Diagram 2

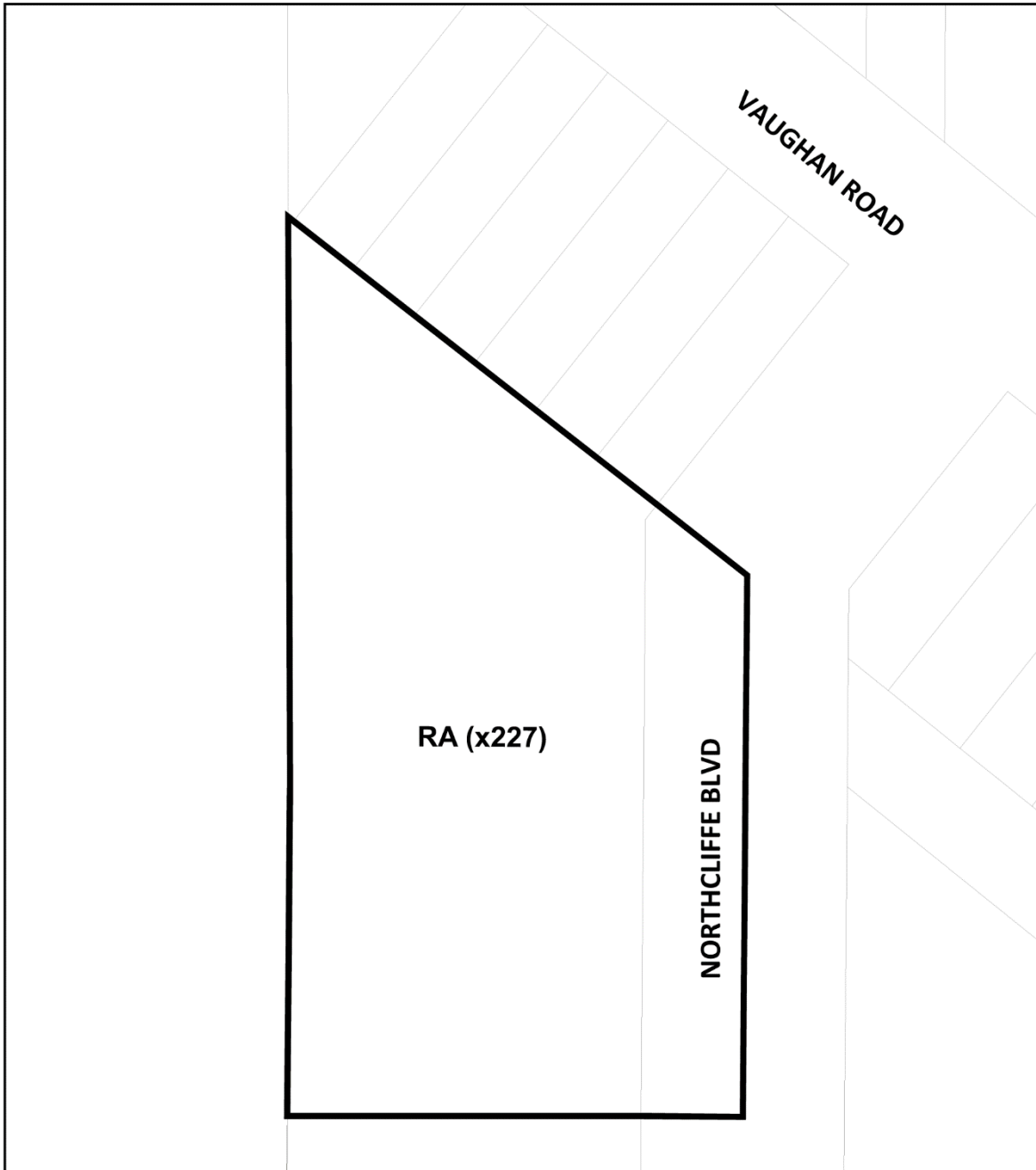


Diagram 3

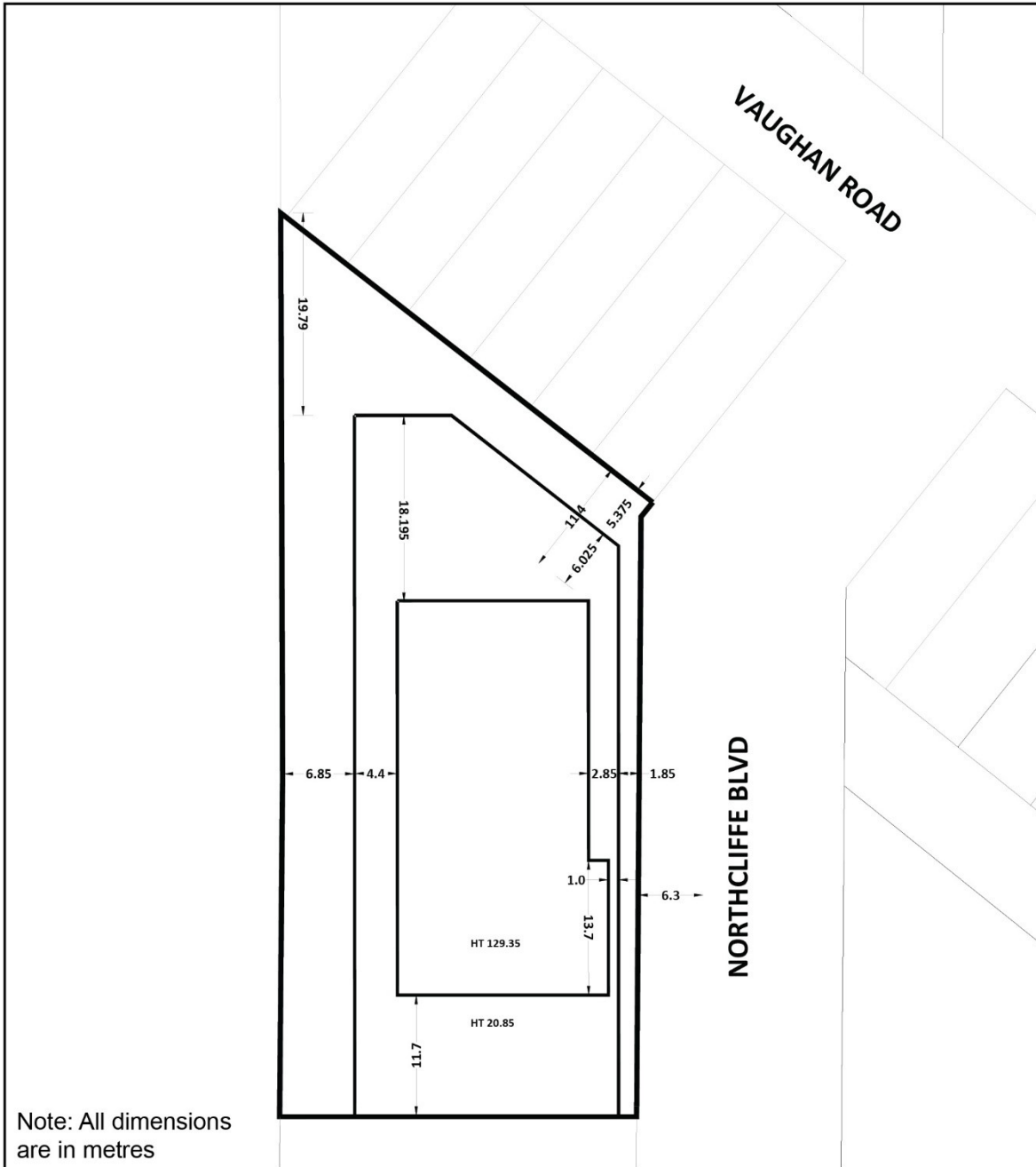



Diagram 3

632-652 Northcliffe Boulevard

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