

Authority: Toronto and East York Community Council
Item TE6.19, adopted as amended, by City of Toronto
Council on July 19 and 20, 2023
City Council voted in favour of this by-law on
December 15, 2023
Written approval of this by-law was given by Mayoral
Decision 30-2023 dated December 15, 2023

CITY OF TORONTO

BY-LAW 1306-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 550 Adelaide Street East.

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 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 CRE (x57) and CR SS1 (x339) to a zone label of CR SS1 (x929) 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 929 so that it reads:

(929) Exception CR 929

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) Regulation 900.11.10(339) applies to the lands shown on Diagram 1 of By-law 1306-2023;
- (B) Despite (A) above, Regulation 900.11.10(339) does not apply to as the lands shown on Diagram 1 of By-law 1306-2023, if the requirements of By-law 1306-2023 are complied with, and a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (T) below;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 81.99 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 40.10.20.100(26) and 150.90.20.1(2), no outside display or storage of **vehicles** in combination with a **vehicle dealership** use is permitted;
- (E) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** or a **mixed use building**;
- (F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided the residential use portions do not include **dwelling units**;
- (G) For the purpose of this exception, a mezzanine does not constitute a **storey**;
- (H) Despite Regulation 40.10.40.10(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 1306-2023;
- (I) Despite Regulations 40.5.40.10(3) to (8) and Regulation (H) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1306-2023:
 - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
 - (ii) **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 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 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, by a maximum of 2.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 21,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 19,800 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,000 square metres;
- (K) Despite Regulations 40.10.40.70(1) and 900.11.10 (339)(I), and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1306-2023;
- (L) Despite (K) above and Regulations 40.10.40.60(1), (3) to (9), 40.10.40.80(1), and 900.11.10(339)(I), the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) exterior stairs, access ramps and elevating devices by a maximum of 1.0 metre;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metre; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (M) Despite Regulations 40.5.40.60(1) and 40.10.40.60(2), a canopy or awning or similar **structure**, with or without structural support, may encroach into a required minimum **building setback** as follows:
- (i) to a maximum of 3.0 metres, with no required setback from a **lot line**; and

- (ii) notwithstanding (M)(i) above, a canopy or awning or similar **structure** abutting Adelaide Street East may encroach to a maximum of 9.0 metres with no required setback from a **lot line**, if no part is located more than 5.5 metres above the elevation of the ground directly below it;
- (N) Despite Regulation 200.5.1.10(12), a **vehicle** entrance or exit to the **building** may be 0 metres from the **lot line** abutting the **street**;
- (O) 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 0.0 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a minimum of 0.10 residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of 1.20 **parking spaces** for each 100 square metres of non-residential **gross floor area**;
- (P) In addition to the locations listed in Regulations 230.5.1.10(9)(A)(i), (ii) and (iii), "long-term" **bicycle parking spaces** may also be located anywhere at or below **grade** in the **building**;
- (Q) Despite Regulation 230.5.1.10(10), "long term" and "short term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**;
- (R) Despite Regulation 230.5.1.10(7), no change or shower facilities are required on the **lot**;
- (S) Despite Clause 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided on the **lot**; and
- (T) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and

- (iv) convertible **dwelling units**, as described in (T)(iii) above, may be converted using accessible or adaptable design measures, such as knock-out panels.

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. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the **lot**, used exclusively for the initial sale and/or initial leasing of non-residential space areas and **dwelling units** proposed on the same **lot**, for a period of not more than three years from the date this By-law comes into full force and effect.

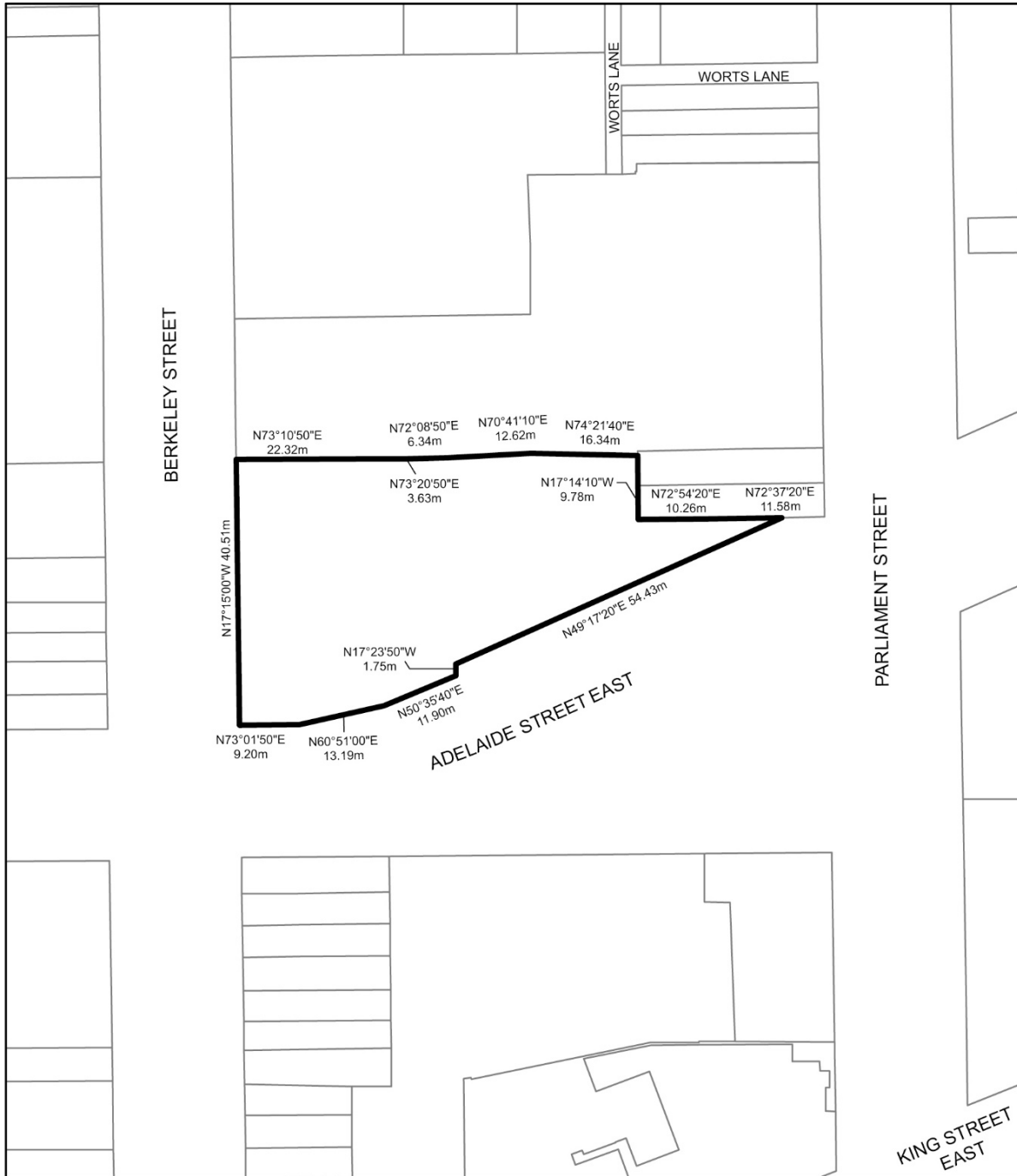
Enacted and passed on December 15, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



550 Adelaide Street East

File # 21 240866 STE 13 0Z



Diagram 2

