

Authority: Toronto and East York Community Council
Item TE14.7, as adopted by City of Toronto Council on
June 26 and 27, 2024

City Council voted in favour of this by-law on June 27,
2024

Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 642-2024

To amend Zoning City of Toronto By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 55-75 Brownlow 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 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, as amended; 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, as amended, 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 R (d0.6) (x914) to a zone label of R (d0.6) (x 201) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 201 so that it reads:

(201) Exception R (201)

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 55-75 Brownlow Avenue, if the requirements of By-law 642-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;
- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 160.7 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulations 10.10.40.10(1)(A) and (B), 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 642-2024; and
 - (i) for the purpose of this exception, a "tower" is the portion of a building which collectively enclose the entirety of a **storey** higher than 28.0 metres above the **established grade**;
- (D) Despite Regulations 10.5.40.10(2), (3) and (4) and 10.10.40.10(8), (9), (10) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 642-2024;
 - (i) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, machine room, chimneys equipment used for the functional operation of the building, flues, vents, by a maximum of 8.0 metres, if the total area of all such equipment, structures, or parts on the roof of the tower portion of the **building** cover no more than 75 percent of the area of the roof of the tower portion of the **building**, measured horizontally;
 - (ii) **structures** that enclose indoor **amenity space**, and **structures** that enclose, screen, or cover the equipment, **structures**, and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 8.0 metres, if the total area of all such enclosing, screening, or covering **structures** on the roof of the tower portion of the **building** cover no more than 80 percent of the area of the roof of the tower portion of the **building**, measured horizontally;
 - (iii) architectural features by a maximum of 8.0 metres;
 - (iv) parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (a) despite (i) above, elements and structures associated with a **green roof**, may further exceed the permitted maximum height projections noted in (i) above, by a maximum of 2.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 6.0 metres;

- (vi) planters, **landscaping** features, lighting fixtures, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vii) antennae and other communication equipment, flagpoles and satellite dishes, by a maximum of 3.5 metres; and
 - (viii) trellises, pergolas, awnings, canopies, bollards, fences, guardrails, parapets, pipes, railings, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
 - (a) despite (viii) above, awnings and canopies may further exceed the permitted maximum height projections noted in (viii) above, by a maximum of 2.0 metres;
- (E) Despite Regulations 10.10.40.40.(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 100,000 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 99,071 square metres;
 - (ii) the required minimum **gross floor area** for **day nursery**, in Tower 'B' as shown in Diagram 3, is 929.0 square metres; and
 - (iii) the permitted maximum gross floor area for non-residential uses is 1,050 square metres;
- (F) Despite Regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 1.2 square metres for each **dwelling unit** in as indoor **amenity space**;
 - (ii) a minimum required total of 1,150.0 square metres of outdoor **amenity space**, of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (G) A minimum required total of 344.1 square metres of outdoor **amenity space** must be provided for a **day nursery**; and must be in a location adjoining or directly accessible to the **day nursery**;
- (H) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** for **buildings** and **structures** are as shown in metres on Diagrams 3 of By-law 642-2024;
- (I) Despite Regulation 10.10.40.80(1), the required separation distance of **main walls** is as shown in metres on Diagram 3 of By-law 642-2024;

- (J) Despite Clauses 10.5.40.70 and 10.10.40.70, Regulation 10.10.40.80(1), and provisions (H) and (I) above, the required minimum **building setbacks** and **main wall** separation distances for **buildings** and **structures** on the **first floor**, are as shown in metres on Diagram 4 of By-law 642-2024;
- (K) Despite Regulation 10.10.40.30(1)(B), the permitted maximum **building depth** of an **apartment building** is as shown in metres on Diagram 3 of By-law 642-2024;
- (L) Despite Regulation 10.5.40.60 and provisions (H), (I), and (J) above, the following elements may encroach into the required **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and terraces, by a maximum of 3.0 metres;
 - (ii) balconies by a maximum of 2.0 metres;
 - (a) despite (ii) above, balconies projecting from the tower portion of the **building** are not permitted to encroach into required **main wall** separation distances in the same **lot**;
 - (iii) canopies and awnings, by a maximum of 3.5 metres;
 - (iv) exterior stairs, access ramps such as wheelchair ramps, underground garage ramps and their associated **structures**, and elevating devices, by a maximum of 3.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vii) eaves, by a maximum of 1.0 metres;
 - (viii) a dormer, by a maximum of 1.0 metres;
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres; and
 - (x) lighting fixtures, bicycle parking areas, fences and safety railings, planters, balustrades, bollards, landscape and public art features, by a maximum of 3.0 metres;
- (M) Despite regulation 10.5.50.10(4) and (G) above, in the Residential Zone category, the **lot** with an **apartment building** must have:
- (i) a minimum of 20 percent of the area of the lot for landscaping;

- (N) Regulation 10.5.50.10 (5), with respect to **soft landscaping** required along any part of a **lot line** abutting another **lot** in the Residential Zone category, does not apply;
- (O) Despite Regulation 200.5.1.10(2)(A), a maximum of 25 percent of the total parking spaces provided, may have minimum dimensions of:
 - (i) length of 5.1 metres;
 - (ii) width of 2.4 metres; and
 - (iii) vertical clearance of 1.7 metres;
- (P) Despite Regulations 200.15.1(1) and 200.15.1(3), accessible **parking spaces** must comply with the following provisions:
 - (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) a length of 5.6 metres;
 - (b) a width of 3.4 metres; and
 - (c) a vertical clearance of 2.1 metres;
 - (ii) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre-wide accessible barrier aisle or path;
- (Q) Regulation 200.5.1.10(2)(A)(iv), with respect to increased parking space width for obstructed parking spaces, does not apply;
- (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 maximum of 0.02 spaces for each **dwelling unit** for residential visitors;
 - (ii) a maximum of 0.3 spaces for each bachelor **dwelling unit**;
 - (iii) a maximum of 0.5 for each one bedroom **dwelling unit**;
 - (iv) a maximum of 0.8 for each two bedroom **dwelling unit**;
 - (v) a maximum of 1.0 for each three or more bedroom **dwelling unit**; and
 - (vi) 0 **parking spaces** are required for non-residential uses;

- (S) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** is:
 - (i) length of 1.65 metres;
 - (ii) width of 0.2 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (T) Despite Regulations 230.5.1.10(4)(A) and (C), and (S) above, the required minimum dimensions of a **stacked bicycle parking space** are:
 - (i) length of 1.65 metres;
 - (ii) width of 0.2 metres; and
 - (iii) vertical clearance of 1.0 metres for each **stacked bicycle parking space**;
- (U) Despite regulation 230.5.1.10(9), "long term" **bicycle parking spaces** may be located on or below the second **storey** of the building including within a secured room or enclosure or unenclosed space, or combination thereof;
- (V) Despite regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be located more than 30 metres from a pedestrian entrance;
- (W) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (X) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
 - (iii) 0 "long term" **bicycle parking spaces** are required for non-residential uses;
 - (iv) 0 "short-term" **bicycle parking spaces** are required for non-residential uses; and
 - (v) 6 **bicycle parking spaces** are required for a **day nursery**;
- (Y) 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 or more bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
 - (iii) an additional 10 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**;
 - (iv) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) **dwelling units**, as described in (Y)(iii) above, may be converted using accessible or adaptable design measures such as knock- out panels; and
 - (v) if the calculation of the number of required **dwelling units** in (Y)(i) to (iii) above results in a number with a fraction, the number must be rounded up to the nearest whole number;
- (Z) Despite (Y) above, 121 “rental replacement dwelling units” shall not be included in the calculation of the number of two or three bedroom dwelling units required in (Y) above;
- (AA) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- (i) "Car share" means the practice where a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short term rental, including hourly rental;
 - (ii) "Car share parking space" means a **parking space** exclusively reserved and actively and signed for a **vehicle** used only for "car share" purposes; and
 - (iii) "Rental Replacement Dwelling Unit" means a **dwelling unit** which is rented or available for rent pursuant to the Residential Tenancies Act but does not include a condominium-registered unit or a life-lease or co-ownership unit as defined in City of Toronto Municipal Code Chapter 667, Residential Rental Property Demolition and Conversion Control;
5. Prevailing By-laws and Prevailing Sections: (None Apply)
6. 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.
7. Temporary Use(s):

- (A) None of the provisions of this Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a "Construction Office/Sales Office" and associated parking on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means a **building, structure**, facility or trailer, or portions thereof, with a maximum height of 4.0 metres, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential gross floor area, on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

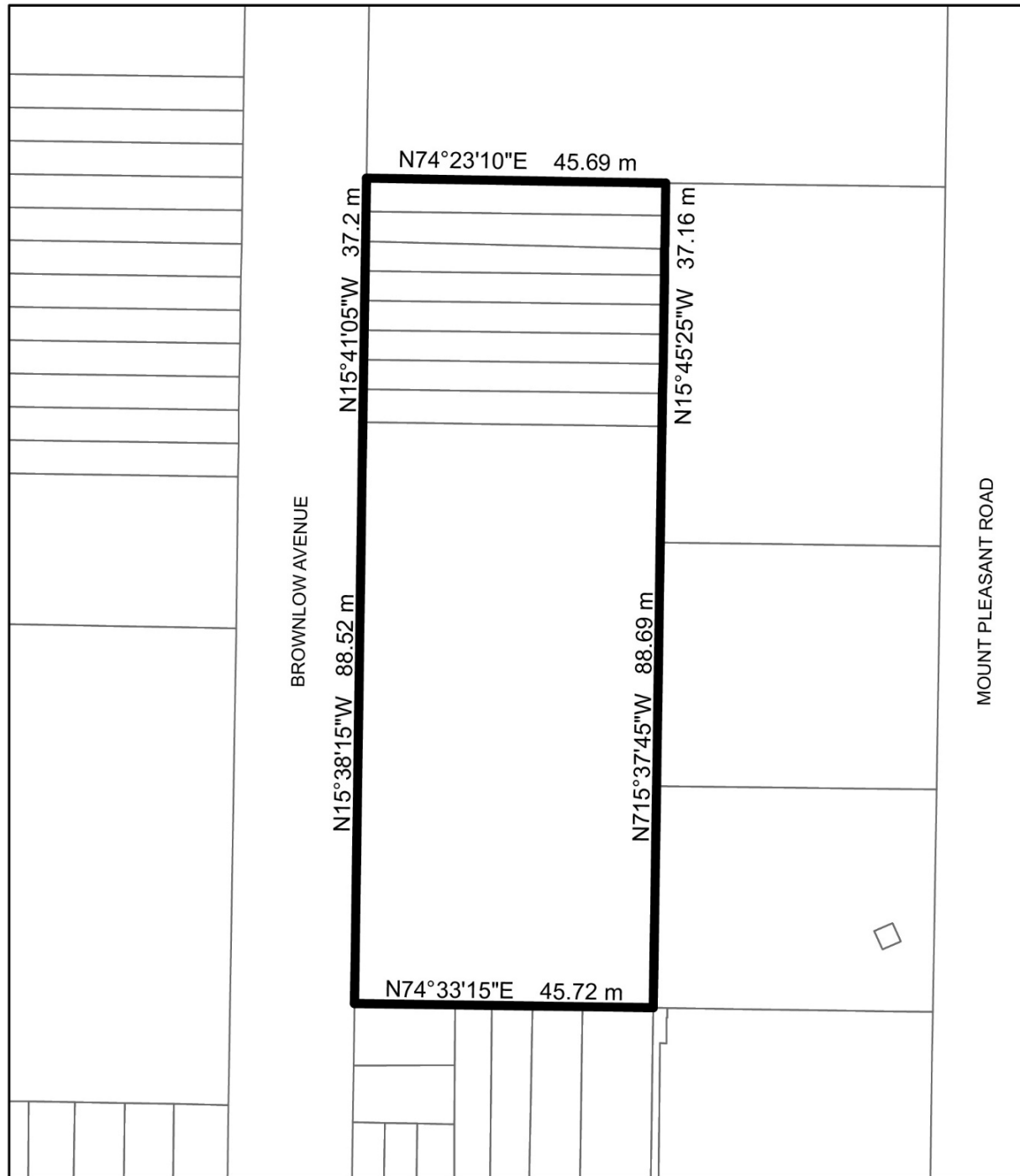
Enacted and passed on June 27, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



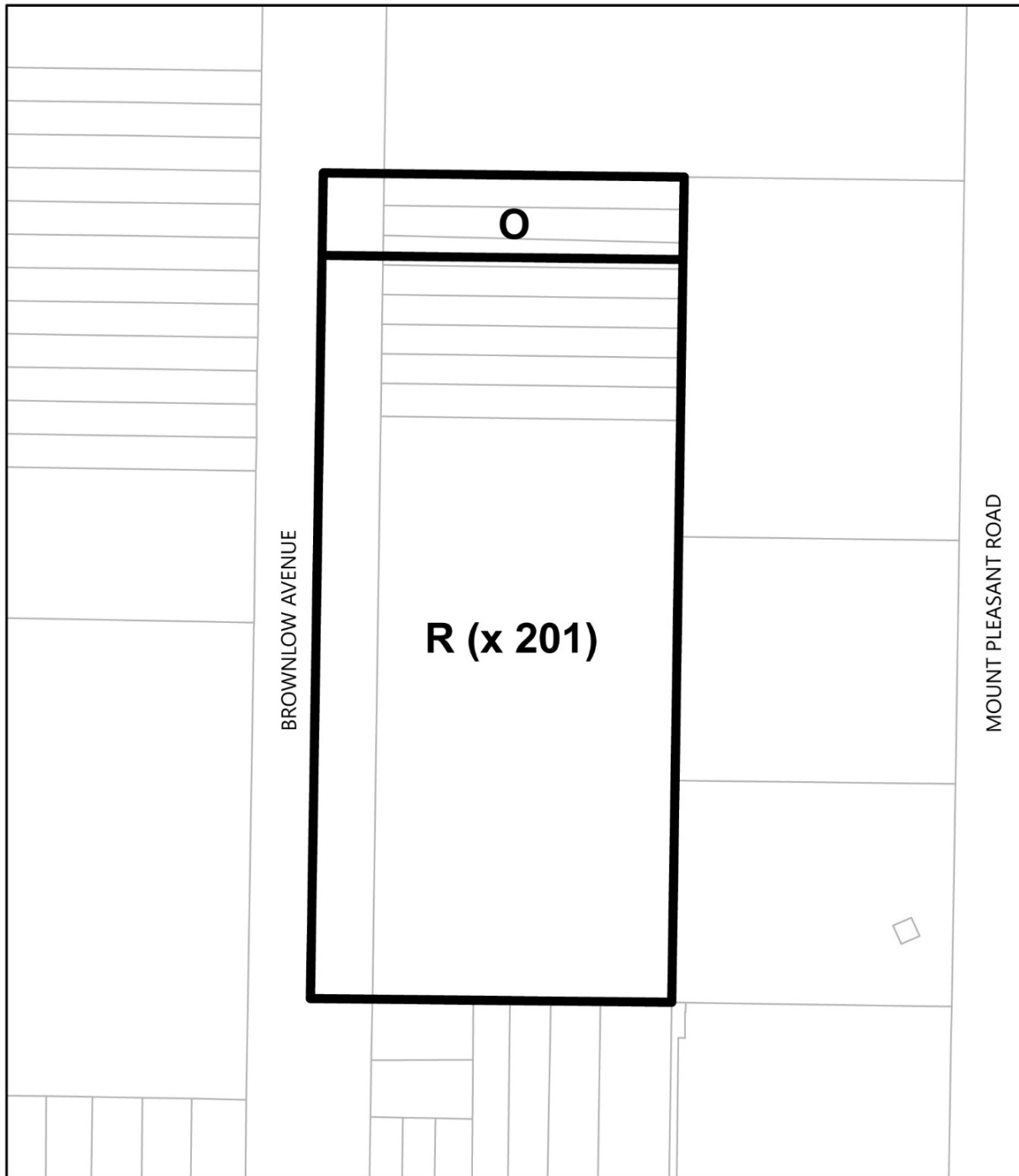
Toronto
Diagram 1

55-75 Brownlow Avenue

File # 21 203868 STE 12 0Z



Diagram 2

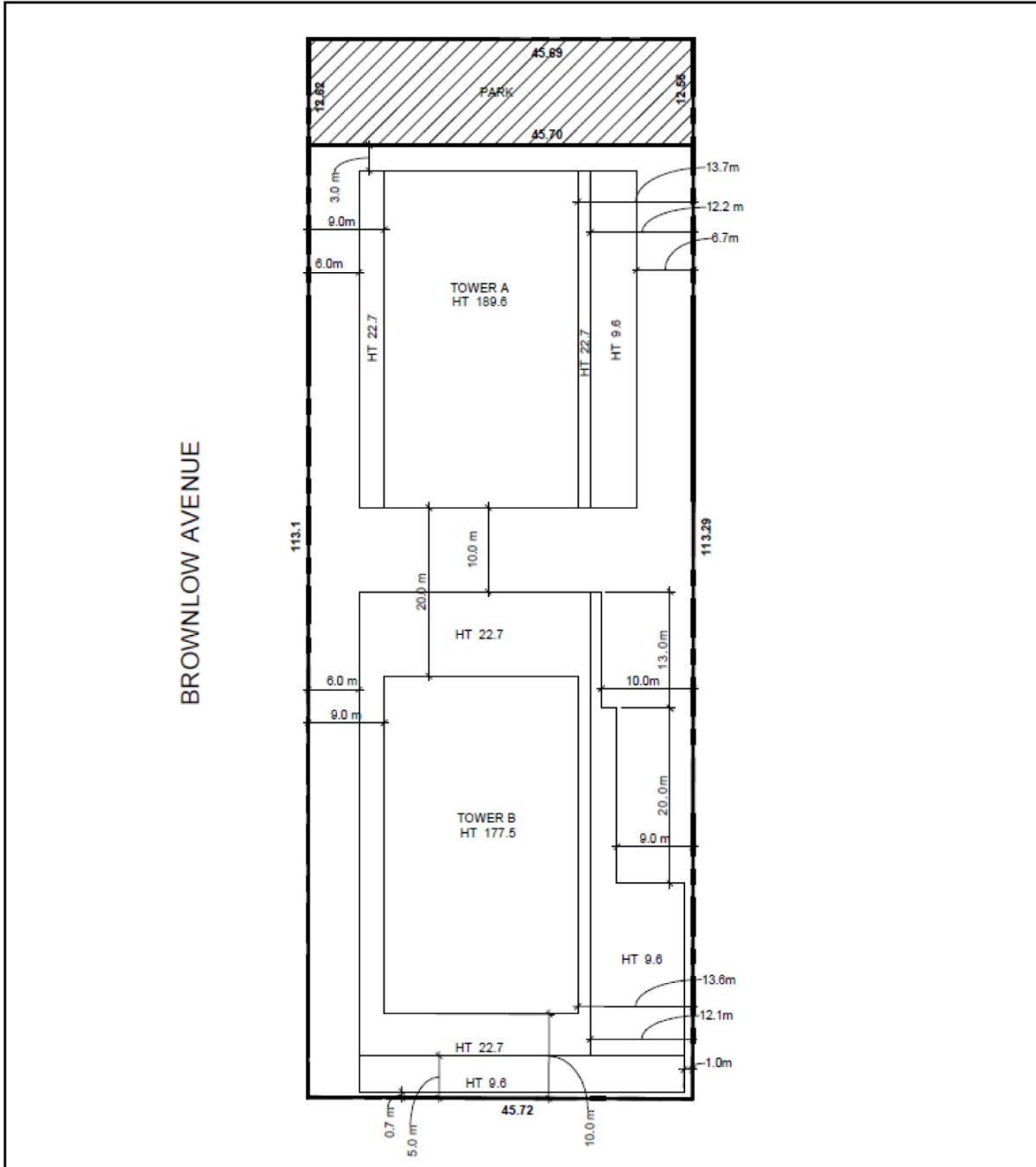


 **Toronto**
Diagram 2

55-75 Brownlow Avenue

File # 21 203868 STE 12 0Z


Diagram 3



 **Toronto**
Diagram 3

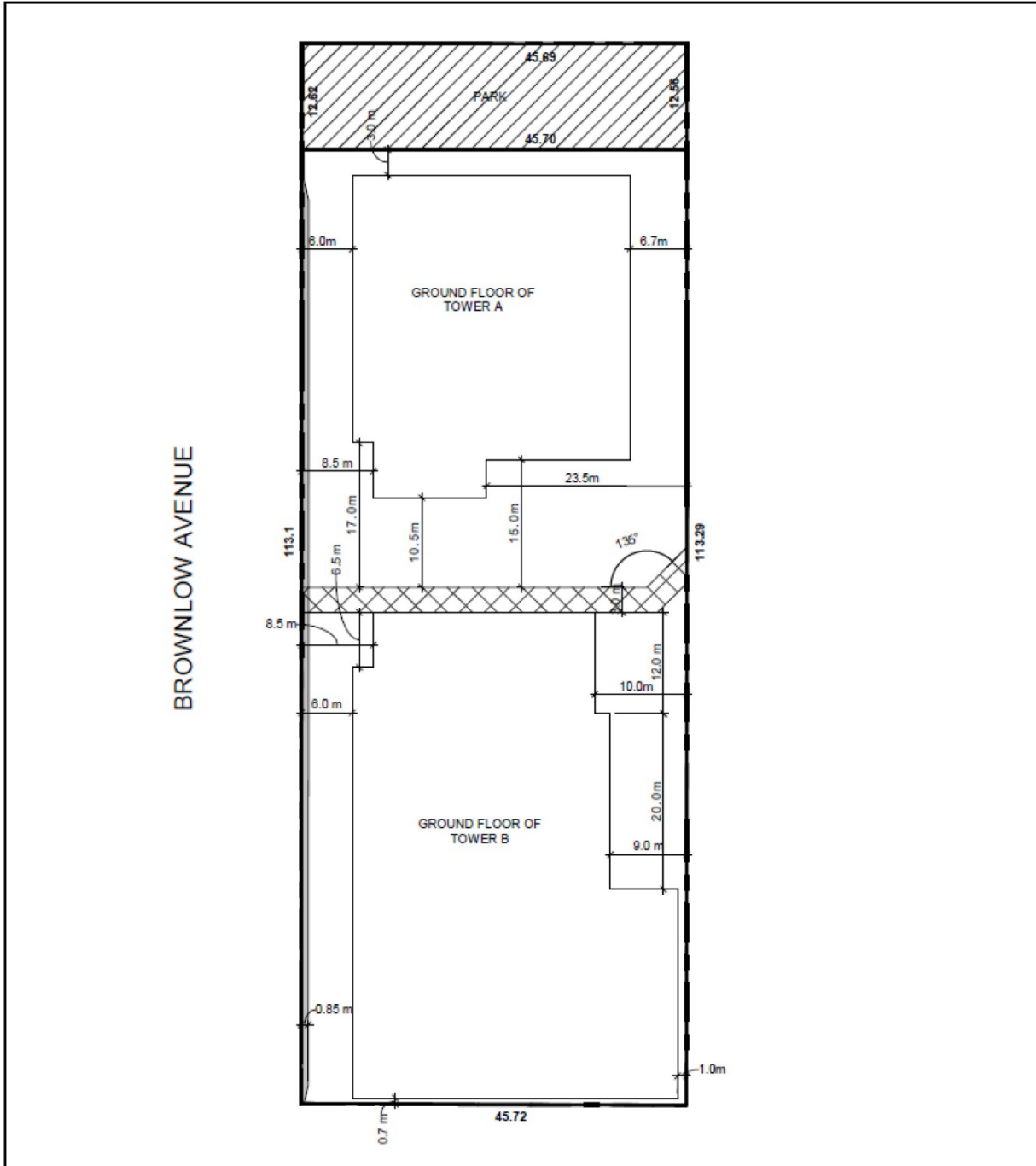
55-75 Brownlow Avenue

File # 21 203868 STE 12 OZ

 Area of Parkland


City of Toronto By-law 569-2013
Not to Scale
06/06/2024

Diagram 4



 **Toronto**
Diagram 4

55-75 Brownlow Avenue

File # 21 203868 STE 12 0Z

-  Area of Mid Block Connection
-  Area of Parkland
-  Area of Pedestrian Clearway


City of Toronto By-law 569-2013
Not to Scale
06/06/2024