

Authority: North York Community Council Item NY15.7,
as adopted by City of Toronto Council on July 24 and 25,
2024

City Council voted in favour of this by-law on July 25,
2024

Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 779-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 515, 519 and 521 Coldstream 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 RD (f12.0; a370) (x1463) to a zone label of RD (x1315) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1315 so that it reads:

(1315) Exception RD 1315

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 515, 519 and 521 Coldstream Avenue, if the requirements of By-law 779-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) In addition to regulation 10.20.20.10(1), a **post-secondary school** use is permitted.
- (C) For the purpose of this exception, regulations 10.20.20.100(8)(B)(i) and 150.50.20.1(1)(C) do not apply.
- (D) In addition to Clause 10.5.40.40, the **gross floor area** of a **non-residential building** on the **lot** is reduced by the area in the **building** used for:
 - (i) required **loading spaces** and required **bicycle parking spaces** at or above **established grade**;
 - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the **basement**;
 - (iii) elevator shafts;
 - (iv) garbage shafts;
 - (v) mechanical penthouse
 - (vi) exit stairwells in the **building**; and
 - (vii) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly above it, to a maximum of 15 percent of the permitted maximum **gross floor area** for the **building**;
- (E) Despite regulation 10.20.40.40(1), the total **gross floor area** permitted on the **lot** must not exceed a maximum of 1,630 square metres, of which:
 - (i) a maximum of 0 square metres of **gross floor area** may be used for residential uses; and
 - (ii) a maximum of 1,630 square metres of **gross floor area** may be used for non-residential uses;
- (F) Despite regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 178.27 metres and the elevation of the highest point of the **building or structure**;
- (G) Despite regulation 10.20.40.10(1), the permitted maximum **height** of a **building or structure** is the number in metres following the symbol "HT" on Diagram 3 attached to By-law 779-2024;

- (H) Despite regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the symbol "ST" on Diagram 3 attached to By-law 779-2024;
- (I) Despite regulations 10.50.40.10(1), 10.5.40.10(2), (3), (4) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 779-2024 as follows:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, telecommunication equipment, roof access, maintenance equipment storage, elevator machine room, chimneys, vents, lightning rods, light fixtures, antennae, access hatches, and gas manifolds may project above the height limits to a maximum of 2.5 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 2.5 metres; and
 - (iii) architectural features, parapets, guard rails and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) planters, landscaping, screens and retaining walls at the level of the ground, by a maximum of 2.0 metres;
 - (v) pergolas and trellises at the level of the ground, by a maximum of 3.5 metres;
 - (vi) light fixtures at the level of the ground, by a maximum of 4.0 metres;
- (J) Despite regulations 10.20.40.70(1), (2) and (3), the required minimum **building setbacks** and minimum separation distances between **main walls** of **buildings** and **structures** above ground must be provided as shown in metres on Diagram 3 of By-law 779-2024;
- (K) Despite Clause 10.5.40.60, and (J) above, the following elements of a **building** may encroach into a required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and awnings, by a maximum of 3.0 metres;
 - (ii) in the **front yard**: guardrails, balustrades, railings, stairs, screens, site servicing features, ramps, ventilation shafts, and retaining walls;
 - (iii) in the **side yards** and **rear yard**: guardrails, balustrades, railings, stairs, screens, site servicing features, ramps, ventilation shafts, and retaining walls, by a maximum of 3.0 metres;
 - (iv) platforms in the **front yard**, by a maximum of 3.3 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (vi) eaves, by a maximum of 0.5 metres;
 - (vii) air conditioners, satellite dishes, light fixtures, antennae, vents and pipes, by a maximum of 1.5 metres;
- (L) Despite regulation 150.50.50.10(1), the following are required:
- (i) a minimum 1.5 metre-wide strip of **soft landscaping** must be provided along the entire length of each **side lot line** and **rear lot line**;
 - (ii) the **soft landscaping** strip in (i) may be interrupted by mechanical, utility and electrical equipment; and
 - (iii) the area of the **front yard** that is not used for **vehicle** access or permitted projections must be **landscaping**; and
 - (iv) a minimum of 90 square metres of the required **front yard landscaping** must be **soft landscaping**;
- (M) Despite regulations 200.5.10.1(1), 200.5.1(2), 200.5.10.1(1), Article 970.10.1, and Table 200.5.10.1, a minimum of 33 **parking spaces** must be provided and maintained on the **lot**;
- (N) Despite regulations 200.15.1(1) and (3) accessible **parking spaces** must comply with the following provisions:
- (i) an accessible **parking space** must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres;
 - (c) vertical clearance of 2.1 metres; and
 - (ii) A 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (O) Despite regulation 200.15.10.10, a minimum of 2 accessible **parking spaces** must be provided.
- (P) Despite 200.15.1(4), 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);
- (Q) Despite regulation 200.5.1.10(2)(A)(ii)(iv) and 200.5.1.10(2)(D), 3 of the required **parking spaces** may be obstructed and may have the following minimum dimensions and conditions:
 - (i) width of 2.3 metres; and
 - (ii) no additional width is required for each side of the **parking space** that is obstructed;
- (R) For the purposes of this exception, regulation 10.5.100.1(6)(B), regarding **front yard landscaping** of a **lot** which has a **driveway** with two points of **vehicle** access to the same **street**, does not apply;
- (S) Despite regulation 230.5.10.1(1), Article 9701.30.1, and Table 230.5.10.1(1), a minimum of 8 "short-term" **bicycle parking spaces** and 0 "long-term" **bicycle parking spaces** must be provided and maintained on the **lot**;
- (T) In addition to regulation 10.5.150.1(1) and despite regulation 150.50.150.1(1), all waste and **recyclable material** must be stored in the principal, wholly enclosed **building** on the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply

- 5. Despite any existing or future severance, partition or division of the lot shown on Diagram 1 of By-law 779-2024, the provisions of this By-law and By-law 569-2013, as amended, shall apply to the whole of the lot as if no severance, partition or division occurred.
- 6. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a trailer used for storage of materials during demolition and construction, set back a minimum of 1.0 metre from any lot line, 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 July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

515, 519 and 521 Coldstream Avenue

File # 21 251851 NNY 08 0Z

Diagram 2

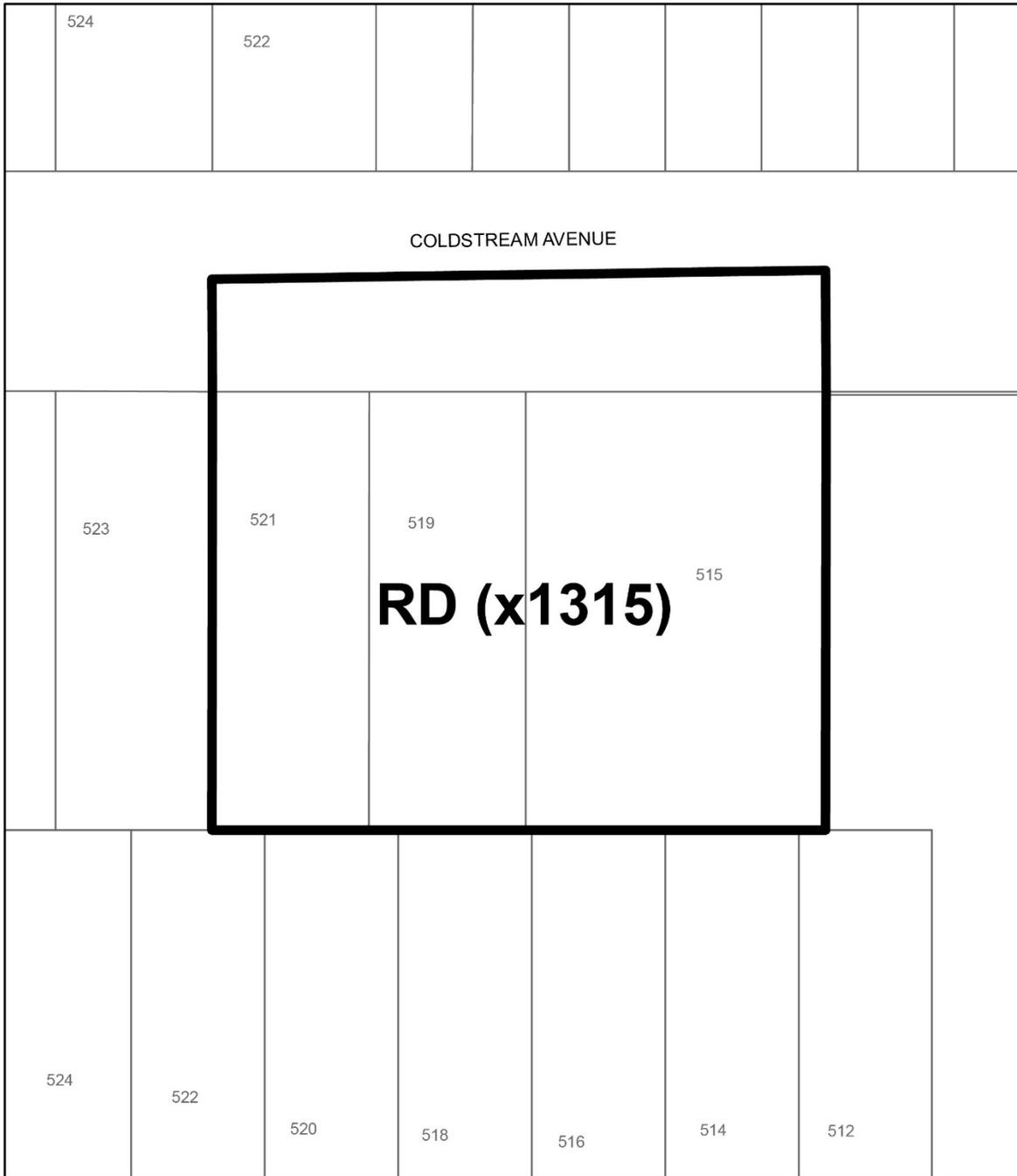


Diagram 3

