

Authority: Toronto and East York Community Council
Item TE15.10, adopted as amended, by City of Toronto
Council on July 24 and 25, 2024
City Council voted in favour of this by-law on
September 5, 2024
Written approval of this by-law was given by Mayoral
Decision 18-2024 dated September 5, 2024

CITY OF TORONTO

BY-LAW 900-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 400 Broadview 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;

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: CR 7.5 (c7.5; r7.5) SS2 (x1026) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 25.0, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1026 so that it reads:

(1026) Exception CR 1026

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 400 Broadview Avenue, if the requirements of By-law 900-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (P) below;
- (B) 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 93.965 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted non-residential uses listed in regulation 40.10.20.10(1)(A), the following additional uses are permitted:
 - (i) **Hospital**;
- (D) Despite regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), the only permitted residential uses are:
 - (i) **Crisis Care Shelter**;
 - (ii) **Hospice Care Home**;
 - (iii) **Nursing Home**;
 - (iv) **Residential Care Home**; and
 - (v) **Respite Care Facility**;
- (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 4 of By-law 900-2024;
- (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 4 of By-law 900-2024:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 12 metres;

- (ii) **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 12 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 5.0 metres; and
 - (iv) building maintenance units and window washing equipment, by a maximum of 12.0 metres;
- (G) In addition to the elements listed in regulations 40.5.40.40(1) and (3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
 - (i) mechanical floors including areas for the equipment used for the functional operation of the **building**;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 45,900 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 45,500 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses, excluding a **hospital**, is 400 square metres; and
 - (iii) the permitted maximum **gross floor area** for a **hospital** is 9,500 square metres;
- (I) Despite regulation 40.10.40.50(1) and (2), no **amenity space** is required;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 900-2024;
- (K) Clause 40.10.40.80 regarding separation of **building main walls** does not apply;
- (L) Despite Clause 40.10.40.60, and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) Structural columns, signage, architectural features, pipes, vents, and cladding are permitted to project beyond the dashed line indicating the extent of the **building** from grade to a height of 10 metres as shown on Diagram 4 of By-law 900-2024;
- (M) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** or visitor **parking spaces** are required;

- (N) Despite regulation 200.15.10.5(1) and Table 200.15.10.5, no accessible **parking spaces** are required;
- (O) Despite regulations 220.5.1.10(8)(C), 220.5.10.1(1), and 220.5.10.1(8), **loading spaces** must be provided in accordance with the following:
- (i) a minimum of 1 Type 'B' and 1 Type 'C' **loading spaces**;
 - (ii) A Type 'C' loading space must have the following minimum dimensions:
 - (a) length of 8.0 metres;
 - (b) width of 3.0 metres; and
 - (c) vertical clearance of 3.0 metres;
- (P) 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:
- (i) A minimum of 25 "long-term" **bicycle parking spaces** will be provided.

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

9. 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.

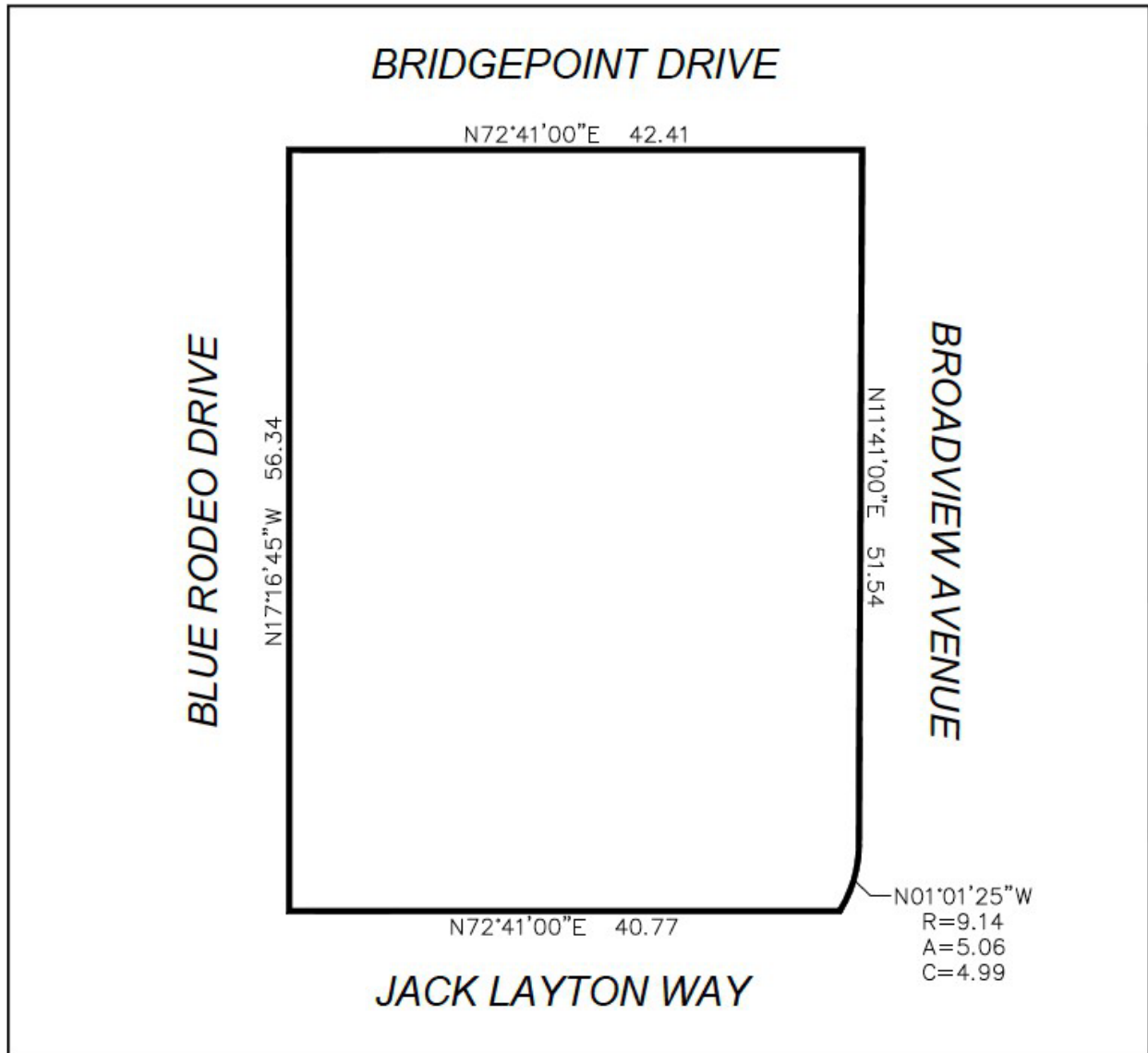
Enacted and passed on September 5, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



400 Broadview Avenue, Toronto

Diagram 1

File #24 _____



Not to Scale

Diagram 2

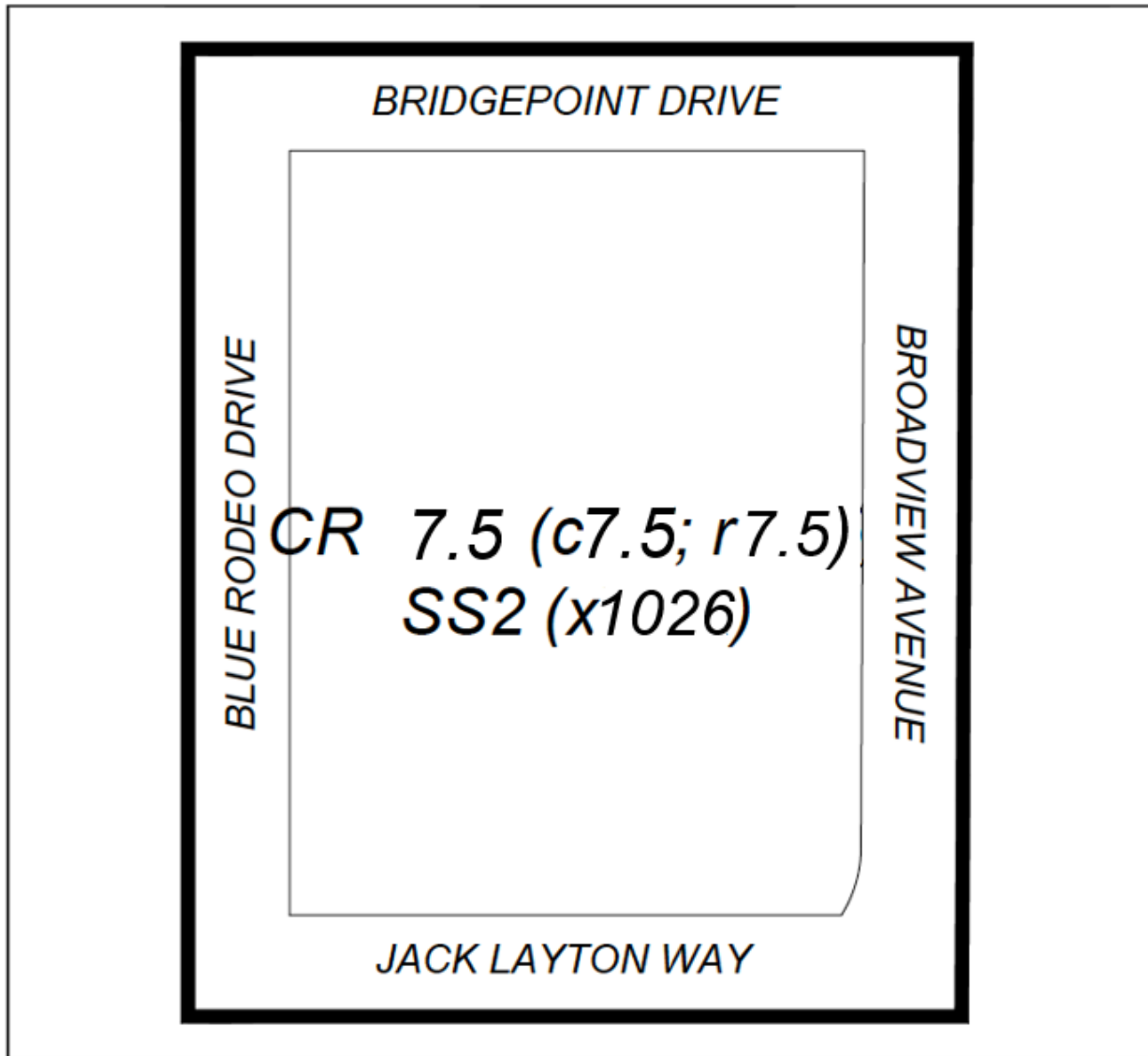


Diagram 3

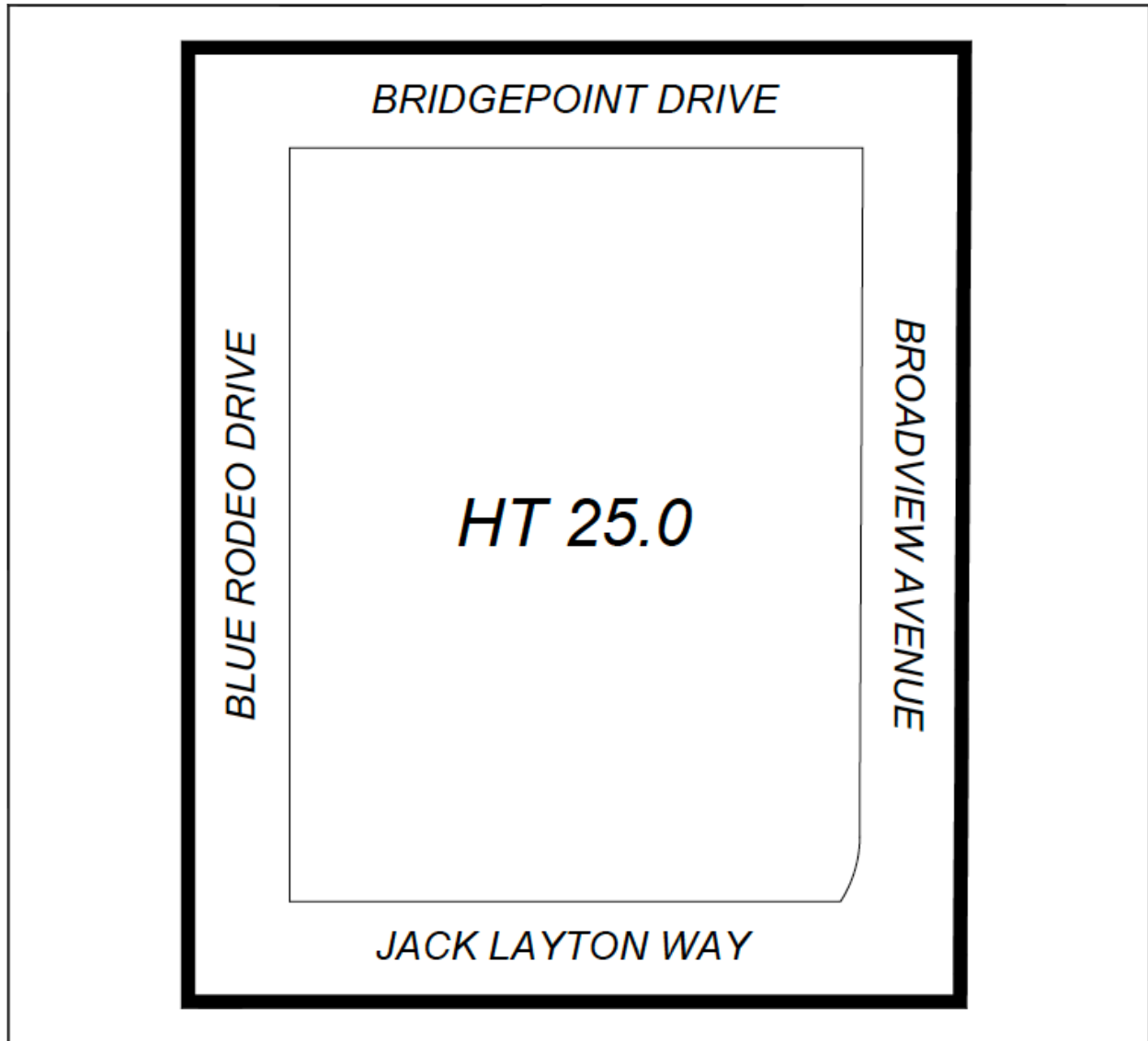


Diagram 4

