

Authority: Etobicoke York Community Council Item EY18.4, as adopted by City of Toronto Council on December 17 and 18, 2024
City Council voted in favour of this by-law on December 18, 2024
Written approval of this by-law was given by Mayoral Decision 26-2024 dated December 18, 2024

CITY OF TORONTO

BY-LAW 1418-2024

To amend the City of Toronto Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 530 The East Mall.

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 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 RAC (f24.0; au139.0) to a zone label of RAC (x216) and OR, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 216 so that it reads:

(216) Exception RAC 216

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 in the year 2023 as 530 The East Mall, if the requirements of By-law 1418-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;

- (B) For the purpose of this exception, each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Building A", "Building B" and "Building C" means the **buildings** as identified on Diagram 3 of By-law 1418-2024; and
 - (ii) "Tower 1", "Tower 2" and "Tower 3" means the portions of a **building** as identified on Diagram 3 of By-law 1418-2024;
- (C) Despite Regulation 15.5.40.10(1), the height of a **building** or **structure** on the lands is the vertical distance between the Canadian Geodetic Datum as identified below and the elevation of the highest point of the **building** or **structure** as follows:
- (i) 145.54 metres for Building A;
 - (ii) 145.54 metres for Building B; and
 - (iii) 146.20 metres for Building C;
- (D) Despite Regulation 15.5.50.10(1), a minimum of 36 percent of the area of the **lot** must be used for **landscaping**, of which 32 percent of the required **landscaping** must be **soft landscaping**;
- (E) For the purposes of this exception, a "tower":
- (i) is the portions of a **building** which collectively enclose the entirety of a **storey** higher than 26.0 metres above the average grade, and where the maximum gross construction area of any **storey** measured from exterior walls of a **building** or **structure** located above 26.0 metres, excluding balconies, does not exceed 805 square metres, and applies to Tower 1, Tower 2 and Tower 3 on Building 2 and Building 3; and
 - (ii) excludes Building 1;
- (F) Regulation 15.20.30.40(1) regarding permitted maximum **lot coverage** as a percentage of the **lot area**, does not apply;
- (G) Despite Regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters HT on Diagram 3 of By-law 1418-2024;
- (H) Despite Regulations 15.5.40.10(2), (3), (5) and (6) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building** shown on Diagram 3 of By-law 1418-2024:

- (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, lighting rods, exhaust flues, ventilating equipment, cooling towers, elevator shafts, elevator overruns and machine rooms, chimneys, pipes, vents and garbage chute overruns, by a maximum of 7.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 7.5 metres;
 - (iii) architectural features, parapets, roof drainage components, thermal and waterproofing assembly, 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 6.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 7.5 metres;
- (I) Despite Regulation 15.5.40.10(4), the total area of all equipment, **structures** or parts of a **building** that exceed the maximum height for a **building** noted in (G) above, may cover no more than 45 percent of the area of the roof, measured horizontally;
- (J) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** for residential and non-residential uses for all **buildings** and **structures** is 84,500 square metres, of which:
- (i) a permitted maximum **gross floor area** for all uses is 20,800 square metres for Building A;
 - (ii) a permitted maximum **gross floor area** for all uses is 43,700 square metres for Building B; and
 - (iii) a permitted maximum **gross floor area** for all uses is 20,000 square metres for Building C;
- (K) Despite Clause 15.20.40.70 and Regulations 15.20.40.80(1) and (2), the required minimum **building setbacks** and separation distance between **main walls** of **buildings** are as shown, in metres, on Diagram 3 of By-law 1418-2024;

- (L) Despite (K) above and Clause 15.5.40.60, the following elements may encroach into the required minimum **building setbacks** and minimum **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 10.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 2.5 metres;
 - (vii) railings, exterior stairs, wheelchair and access ramps, fences, screens, site servicing features, **building** maintenance units, window washing equipment, and underground garage ramps and associated **structures**, to a maximum of 10.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (M) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to Building C must be at least 3.0 metres from the **lot line** abutting a **street**;
- (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 0.73 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building** in Parking Zone A; and
 - (ii) a minimum of 2.0 **parking spaces** plus 0.05 **parking spaces** for each **dwelling unit** for visitors;
- (O) Despite Regulation 200.15.10.10(1), a minimum of 30 of the required **parking spaces** on the lands must be accessible **parking spaces**;
- (P) Despite Regulation 200.5.1.10(2), a maximum of 5 percent of the required **parking spaces** may have the following minimum dimensions:
- (i) length of 5.1 metres;

- (ii) width of 2.4 metres; and
 - (iii) vertical clearance of 2.0 metres;
- (Q) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (R) 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**;
- (S) Despite Regulation 200.15.1(4), accessible **parking spaces** must be located within 30.0 metres to a barrier free entrance to a **building** and a passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite Regulations 220.5.10.1(1) and (2), **loading spaces** must be provided in accordance with the following:
- (i) a minimum of 1 Type 'C' **loading space** located in Building A;
 - (ii) a minimum of 1 Type 'G' **loading space** located in Building B; and
 - (iii) a minimum of 1 Type 'G' **loading space** located in Building C;
- (U) 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) 0.68 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - (ii) 0.07 "short-term" **bicycle parking spaces** for each **dwelling unit**;

- (V) Despite Regulation 230.5.1.10(4), the minimum dimensions for a **stacked bicycle parking space** are:
- (i) minimum length of 1.6 metres; and
 - (ii) minimum width of 0.2 metres;
 - (iii) minimum vertical clearance from the ground of 0.7 metres; and
- (W) The provision of **dwelling units** for Building A, Building B and Building C is subject to the following:
- (i) The permitted maximum number of **dwelling units** on the lands is 1095 **dwelling units**;
 - (ii) A minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (iii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
 - (iv) Any **dwelling units** with three or more bedrooms provided to satisfy (iii) above are not included in the provision required by (ii) above.

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.

Enacted and passed on December 18, 2024.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk

Diagram 1

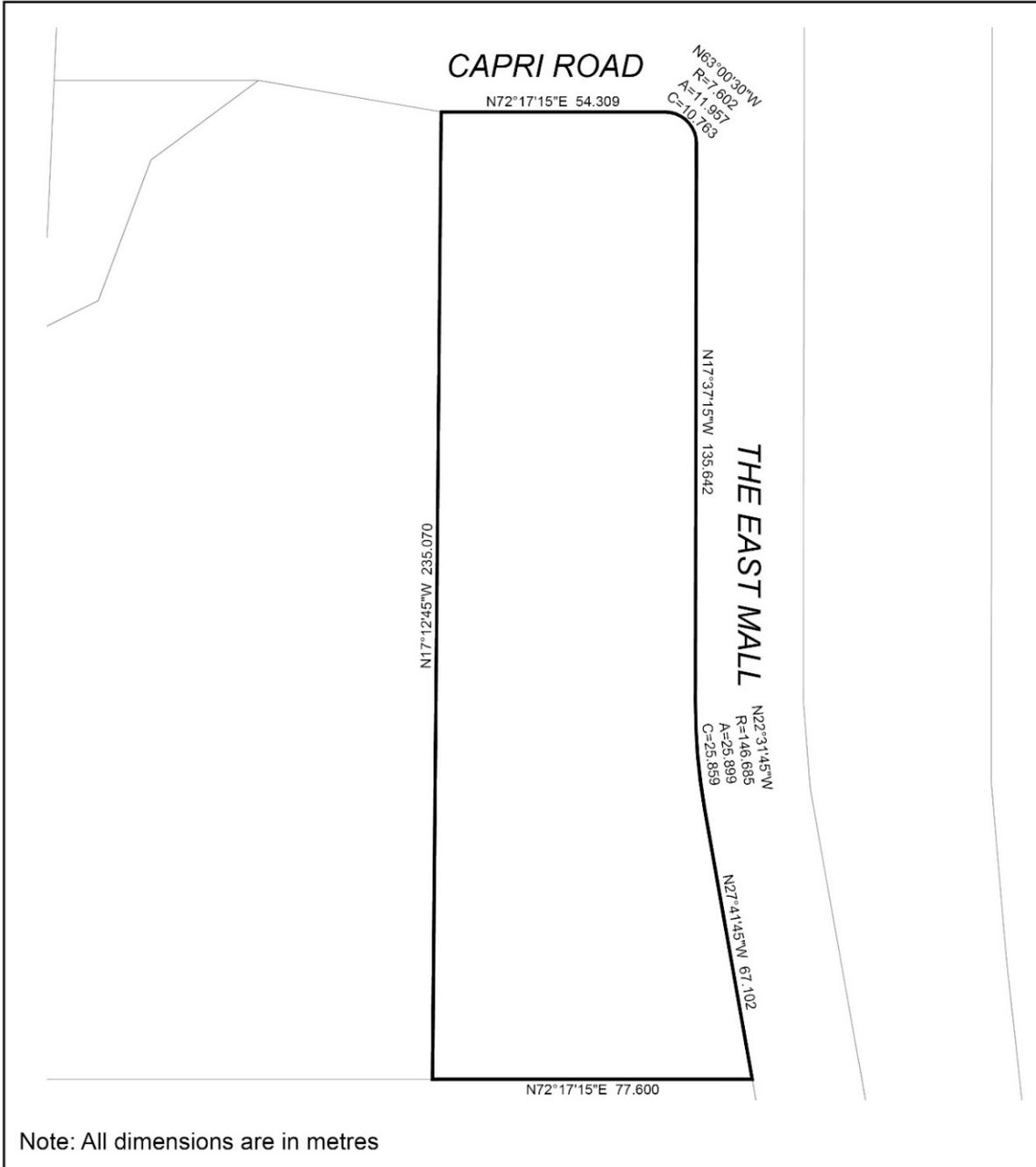


Diagram 2

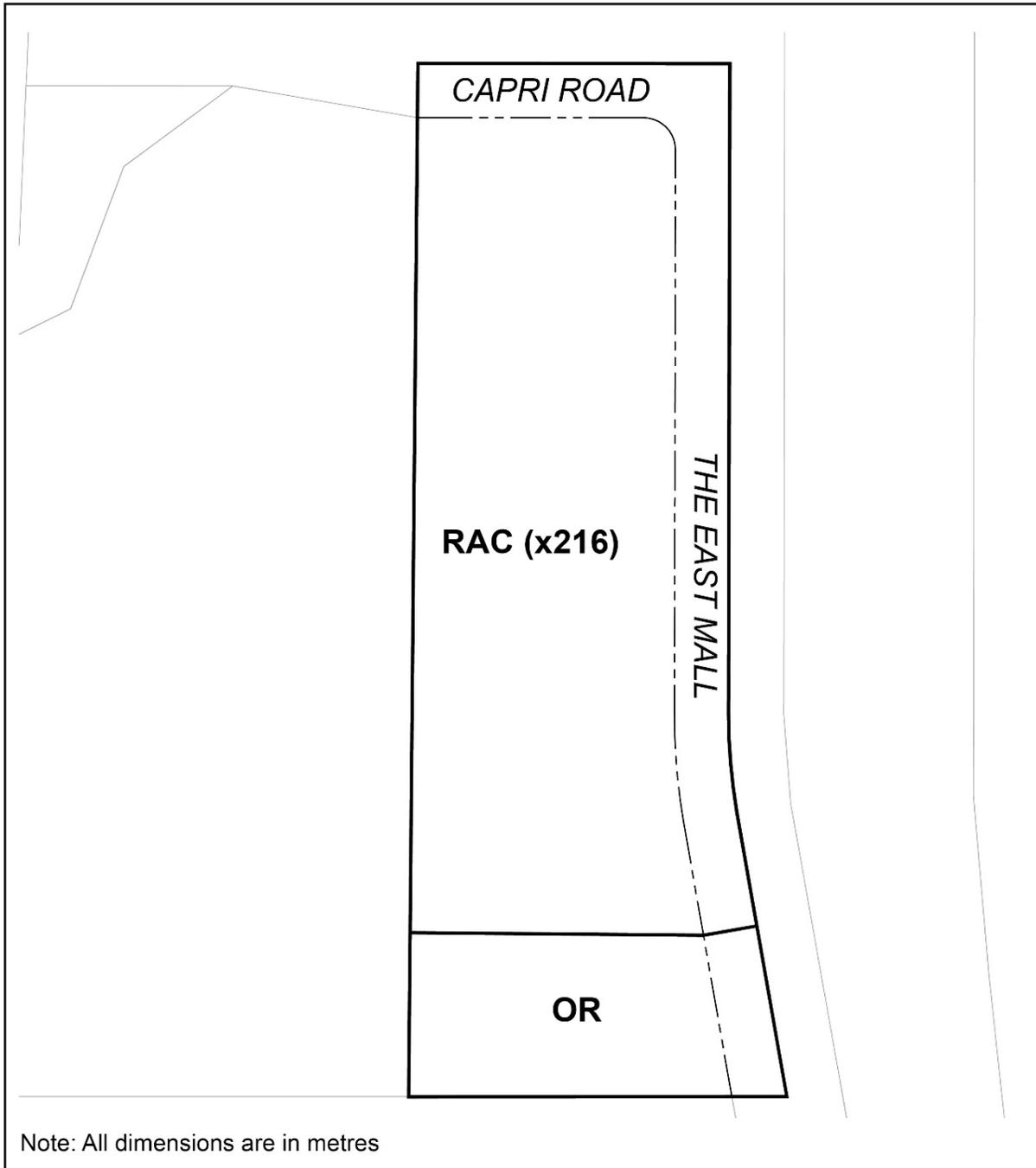
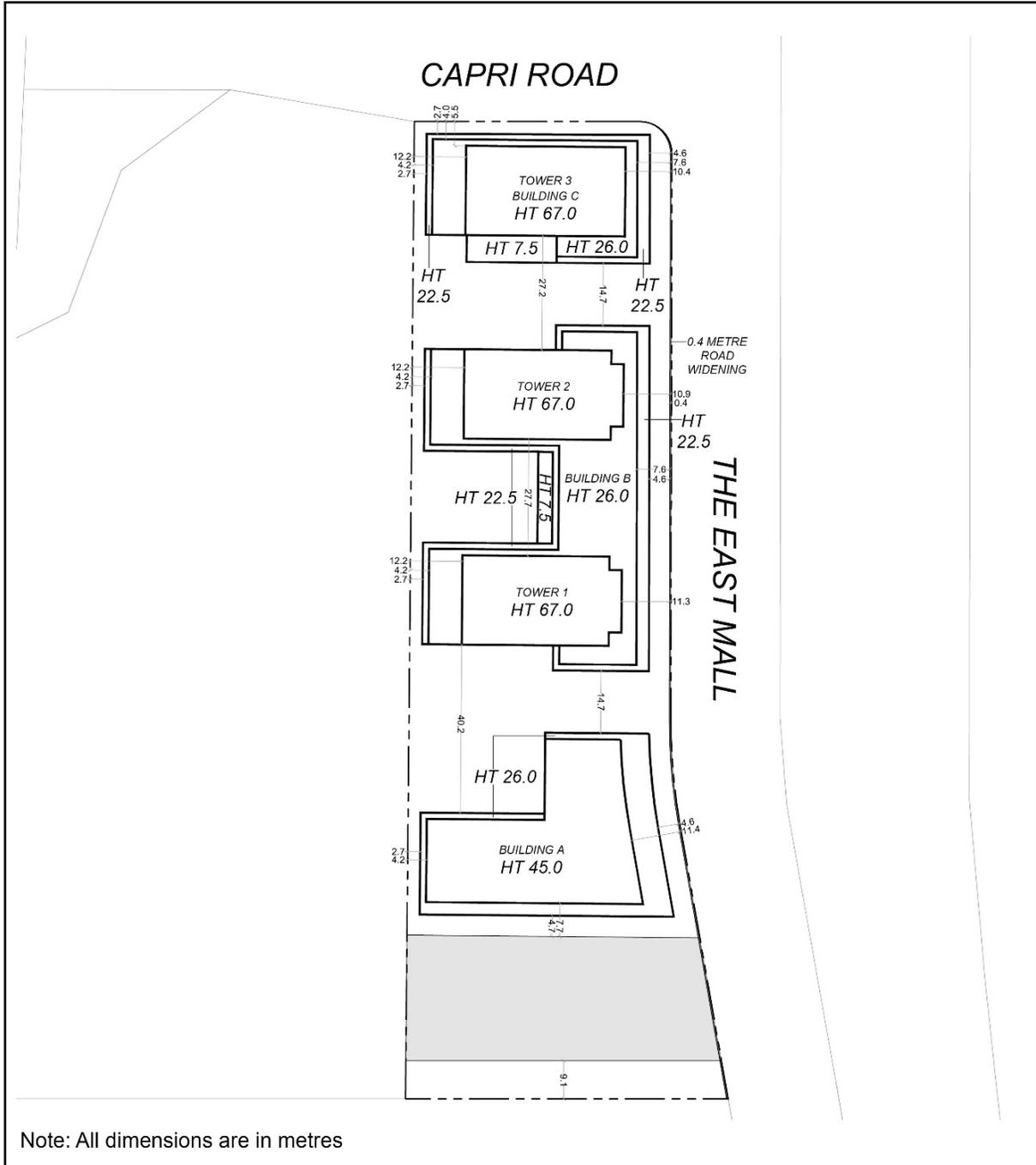


Diagram 3



Note: All dimensions are in metres

-  **0.4 metre road widening**
-  **Park Dedication (2170 sq. m.)**