

Authority: Toronto and East York Community Council
Item TE21.14, adopted by City of Toronto Council on
April 23 and 24, 2025
City Council voted in favour of this by-law on April 24,
2025
Written approval of this by-law was given by Mayoral
Decision 6-2025 dated April 24, 2025

CITY OF TORONTO

BY-LAW 354-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 54, 56, 58, 60, 62, 64, 66, 68 and 70 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 RA (x238) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 238 so that it reads:

(238) Exception RA 238

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 54, 56, 58, 60, 62, 64, 66, 68 and 70 Brownlow Avenue, if the requirements of By-law 354-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 161.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.10.40.10(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 354-2025;
- (D) Despite regulations 15.5.40.10(2) to (6) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 354-2025:
 - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
 - (ii) **building** maintenance units and window washing equipment, by a maximum of 8.0 metres;
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
 - (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (E) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 47,750 square metres;
- (F) Despite regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.7 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 0.9 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 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) Despite regulations 15.10.40.70(1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 354-2025; and
 - (i) the east **main wall** of the ground floor must be set back a minimum of 6.0 metres from the east **lot line**, as shown on Diagram 3 of By-law 354-2025;

- (ii) the south **main wall** of the ground floor must be set back a minimum of 8.0 metres from the south **lot line**, as shown on Diagram 3 of By-law 354-2025;
- (H) Despite regulations 15.5.40.10(2) to (6) and (G) above, the following elements may encroach into the required minimum **building setbacks** as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vi) eaves, by a maximum of 2.0 metres;
 - (vii) dormers, by a maximum of 1.5 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (I) Of the total number of **dwelling units** provided on the **lot**:
 - (i) a minimum of 15 percent must be two-bedroom **dwelling units**;
 - (ii) a minimum of 10 percent must be three-bedroom **dwelling units**; and
 - (iii) an additional 15 percent of the total number of **dwelling units** will be a combination of two-bedroom and three-bedroom **dwelling units**, or **dwelling units** that can be converted to two-bedroom and three-bedroom **dwelling units** through the use of adaptable design measures;
- (J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
 - (i) a minimum of 0.10 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;
 - (ii) a minimum of 2 residential visitor **parking spaces** and an additional 0.01 residential visitor **parking spaces** for each **dwelling unit**;

- (K) Despite Regulation 200.15.10.10(1), a minimum of 9 percent of the required **parking spaces**, including 1 of the required visitor **parking spaces** on the lands must be an accessible **parking space**;
- (L) Regulation 15.5.50.10(1), with respect to required minimum **landscaping**, does not apply;
- (M) Despite Regulation 15.5.50.10(2), a strip of **soft landscaping**, which may include a fence, will not be required on any part of a **lot line** abutting a **lot** in the Residential Zone category;
- (N) In addition to the areas a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i), (ii) and (iii), "long-term" **bicycle parking spaces** may also be located on the mezzanine level of the **building**;
- (O) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the provided **parking spaces** may have the following minimum dimensions:
 - (i) a length of 5.1 metres;
 - (ii) a width of 2.4 metres; and
 - (iii) a vertical clearance of 1.7 metres;
- (P) Despite Regulation 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) length of 5.6 metres;
 - b) width of 3.4 metres; and
 - c) 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) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 **parking spaces** may be obstructed on one or two sides as described in Regulation 200.5.1.10(2)(D), without increasing the minimum width of the **parking space** by 0.3 metres for each side of the **parking space** that is obstructed;
- (R) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **stacked bicycle parking space** are:
 - (i) a minimum length of 1.4 metres;

- (ii) a minimum width of 0.2 metres; and
- (iii) a minimum vertical clearance from the ground of 2.4 metres;
- (S) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;
- (T) For the purpose of this exception, each word or expression that is in bold font 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) "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) "Car-share parking space" means a **parking space** that is reserved and actively used for car-sharing;
- (U) Regulation 900.7.10(803), with respect to regulations applying to the Yonge-Eglinton Secondary Plan area, does not apply.

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. 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 temporary sales and/or leasing office 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.

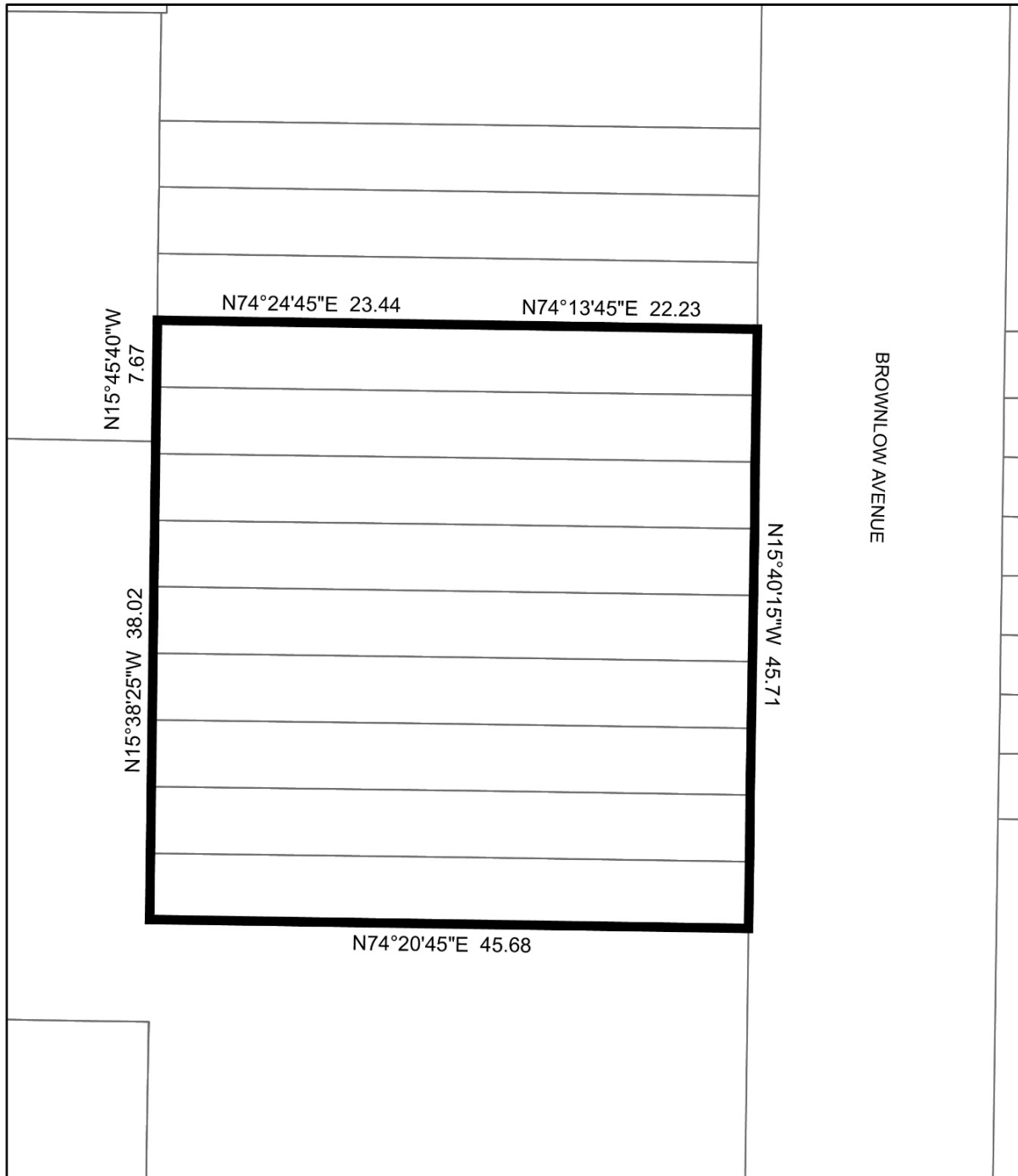
Enacted and passed on April 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

54 - 70 Brownlow Avenue

File # 24 163313 STE 12 0Z

Diagram 2

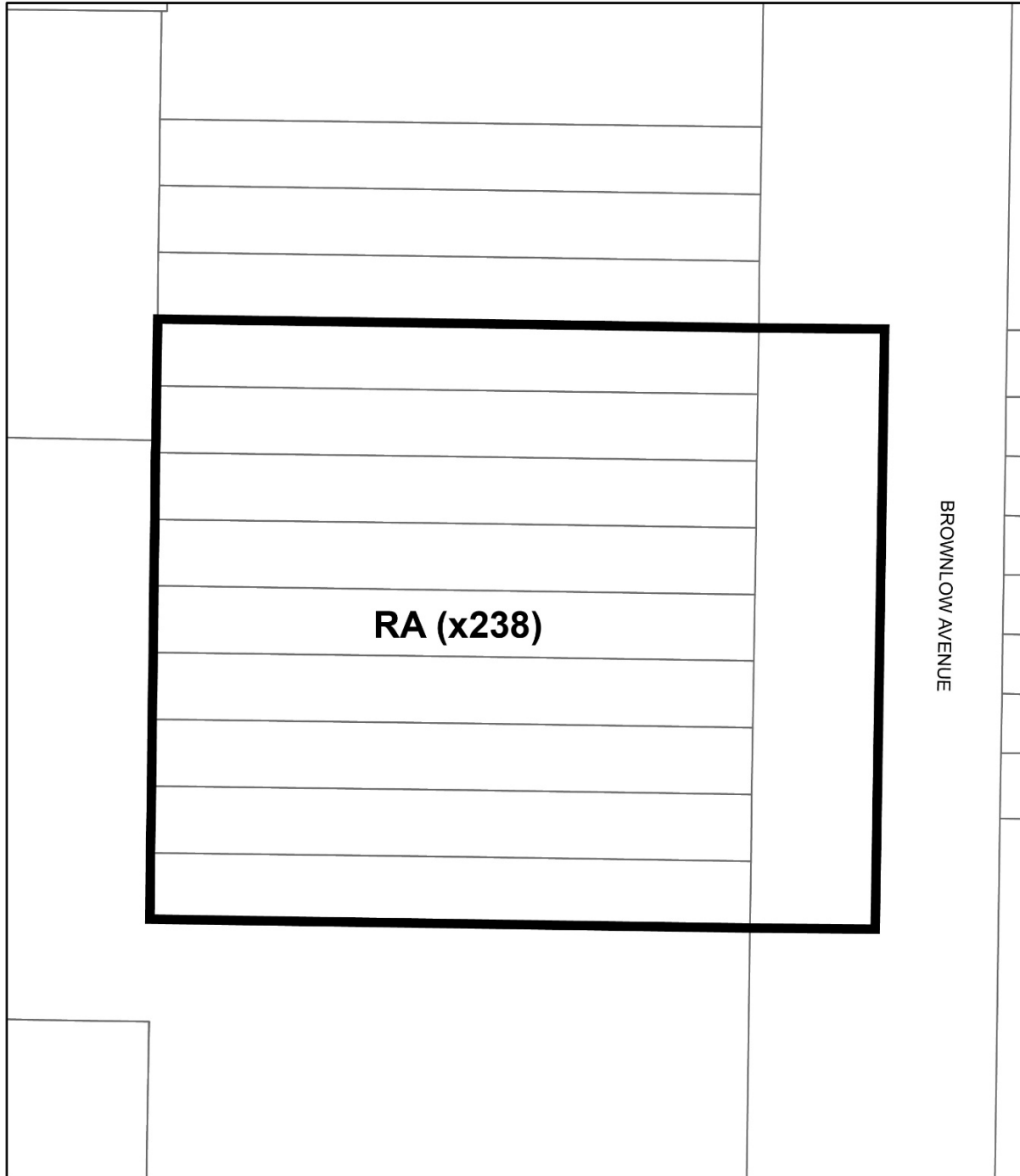
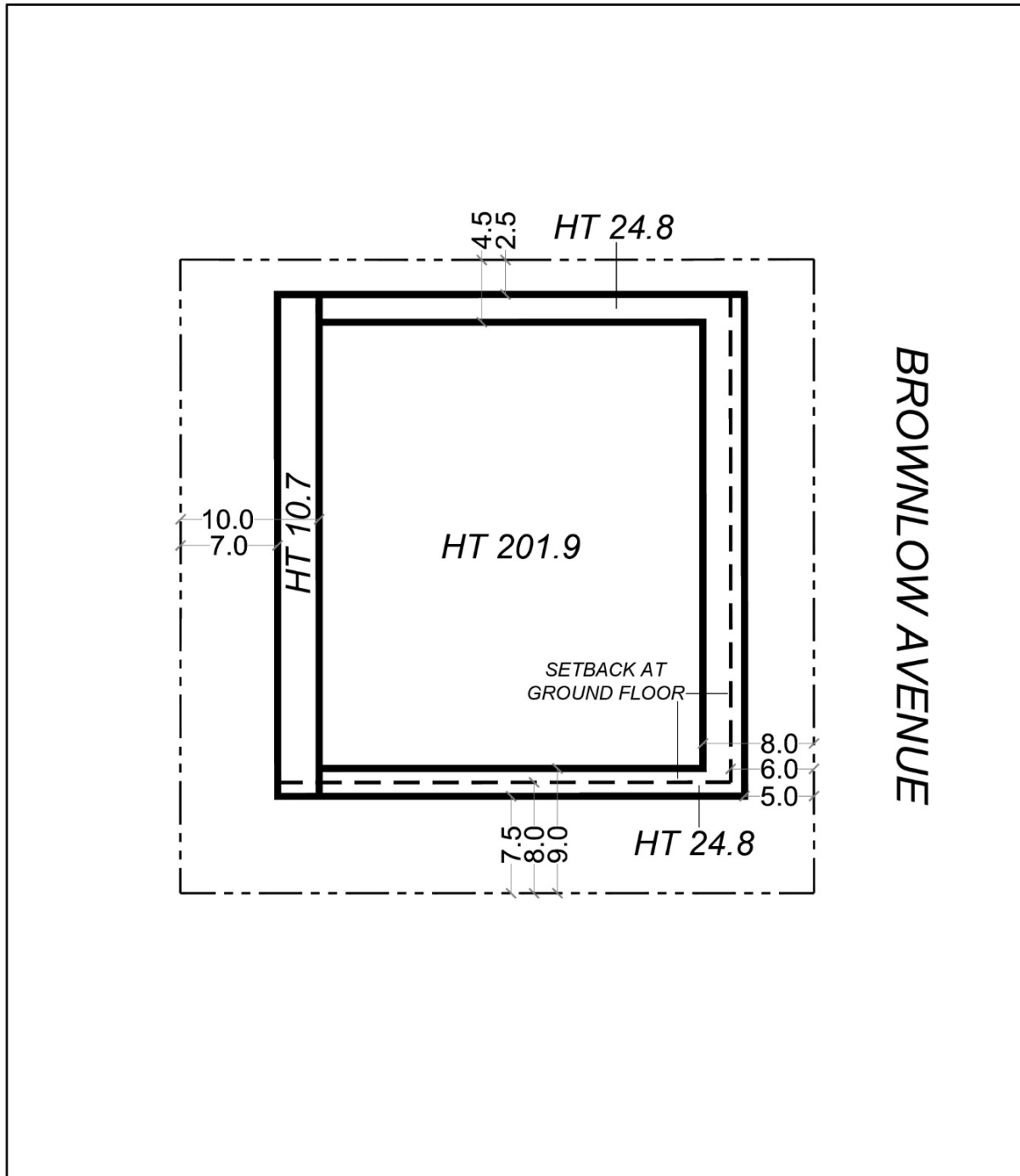


Diagram 3



 **TORONTO**
Diagram 3

54 - 70 Brownlow Avenue

File # 24 163313 STE 12 0Z