

Authority: Etobicoke York Community Council Item
EY18.1, adopted as amended by City of Toronto Council
on December 17 and 18, 2024
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 580-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1-20 Adriatic Road.

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 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 (f13.5; a510; d0.45) to zone labels of (H) RAC (f24.0; au67.0) (x218), ON, and OR as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height label of HT 9.5, to no value.

5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 33 to a lot coverage label of 20 as shown on Diagram 5 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Parking Zone Overlay Map in Article 995.50.1 and applying Parking Zone label to these lands: B, as shown on Diagram 4 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 218 so that it reads:

(218) Exception RAC (218)

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 1-20 Adriatic Road, if the requirements of By-law 580-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (EE) below;
- (B) Despite Regulations 15.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum of 150.0 metres and the elevation of the highest point of the **building**;
- (C) A minimum of one **day nursery** is required in “Building 1”, “Building 2” or “Building 3”;
- (D) Despite regulations 15.20.20.20(1), 15.20.20.100(6), and 150.45.50.1(1)(B), a children’s play area for a **day nursery** may be located closer than 6.0 metres to a **lot line** abutting Adriatic Road or the “Proposed Private Road” as shown on Diagram 3 of By-law 580-2025 provided it is not located within a **front yard**;
- (E) Regulation 15.5.50.10(1)(A), with respect to landscaping requirement for **apartment buildings**, does not apply;
- (F) In addition to the elements in Regulation 15.5.40.40(1), the **gross floor area** of an **apartment building** or a **mixed use building** is reduced by the area in the **building** used for a 'geo-energy facility';
- (G) Regulation 15.20.30.10(2), with respect to the minimum **lot area** for each **dwelling unit** in an **apartment building**, does not apply;
- (H) Regulations 15.20.30.20(1)(A) and (B), with respect to the **lot frontage** requirement for **apartment buildings**, does not apply;
- (I) Regulation 15.5.100.1(2), with respect to **driveway** access, does not apply;

- (J) Regulations 15.20.30.40(1)(A) and (B), with respect to the **lot coverage** requirement for **apartment buildings**, does not apply;
- (K) Where the underground **parking garage** extends beyond the ground floor **main walls** of the **building**, the required minimum depth from the **average grade** to the top surface of the underground **parking garage** is 1.2 metres;
- (L) 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" as shown on Diagram 3 of By-law 580-2025;
- (M) Despite Regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 580-2025;
- (N) Despite Regulations 15.5.40.10(2) to (6), (J) and (K) above the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 580-2025:
 - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (ii) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (O) Despite Regulations 15.5.40.10(2) to (6), (J) and (K) above, no **building** equipment and **structures** are permitted above a height of 72.5 metres;
- (P) Despite Regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 64,255 metres, of which:
 - (i) the permitted maximum **gross floor area** for "Building 1" is 21,940 square metres;
 - (ii) the permitted maximum **gross floor area** for "Building 2" is 21,570 square metres; and
 - (iii) the permitted maximum **gross floor area** for "Building 3" is 20,760 square metres;
- (Q) In addition to the elements listed in Regulation 15.5.40.40(1) that reduce **gross floor area**, the **interior floor area** of a **day nursery** will also apply to reduce the **gross floor area** of the **building** in which it is located;

- (R) The permitted maximum floor area for each **storey** of "Building 1", measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies, is:
- (a) 860.0 square metres for the ninth to twenty-first **storey**, above a height of 26.0 metres and below a height of 67.1 metres; and
 - (b) 883.0 square metres for the twenty-second **storey**, above a height of 67.1 metres and below a height of 72.5 metres;
- (S) The permitted maximum floor area for each **storey** of Building 2, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies, is:
- (a) 905.0 square metres for the ninth **storey**, above a height of 26.0 metres and below a height of 30.5 metres;
 - (b) 873.0 square metres for the tenth to fifteenth **storey**, above a height of 30.5 metres and below a height of 49.0 metres;
 - (c) 849.0 square metres from the sixteenth to twenty-first **storey**, above a height of 49.0 metres and below a height of 67.1 metres; and
 - (d) 876.0 square metres for the twenty-second **storey**, above a height of 67.1 metres and below a height of 72.5 metres;
- (T) The permitted maximum floor area for each **storey** of "Building 3", measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies, is:
- (a) 798.0 square metres for the seventh **storey**, above a height of 20.0 metres and below a height of 24.5 metres;
 - (b) 877.0 square metres for the eighth to thirteenth **storey**, above a height of 24.5 metres and below a height of 43.0 metres;
 - (c) 838.0 square metres for the fourteenth to twenty-first **storey**, above a height of 43.0 metres and below a height of 67.1 metres; and
 - (d) 851.0 square metres for the twenty-second **storey**, above a height of 67.1 metres and below a height of 72.5 metres;
- (U) Despite regulations 15.20.40.50(1)(A) and (B), the minimum rate of indoor and outdoor **amenity space** required for "Building 1", "Building 2" or "Building 3" may be reduced by the area of the children's play area for a **day nursery** in which it is located;

- (V) In addition to Regulation 15.20.40.50(B), a minimum of 6.0 square metres of the required outdoor **amenity space**, will be pet amenities;
- (W) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 580-2025;
- (X) Despite Clause 15.20.40.80, the required separation of **main walls** is as shown in metres on Diagram 3 of By-law 580-2025;
- (Y) Despite (S) and (T) above, the minimum distance between the ground floor **main wall** for all **buildings, structures**, or portions thereof and the closest edge of a sidewalk on a **street** or "Private Road" as shown on Diagram 3 of By-law 580-2025 will be no less than 2.5 metres;
- (Z) Despite (S) and (T) above, the required minimum **building setbacks** for "Building 2" and "Building 3" for the first **storey** adjacent to the "Proposed Private Road" as shown on Diagram 3 of By-law 580-2025 is 7.0 metres;
- (AA) Despite Clause 15.5.40.60 and (S) and (T) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) roof terraces, up to the extent of the roof on which it sits;
 - (iii) canopies and awnings, by a maximum of 2.5 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metre;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metre;
 - (vi) eaves, by a maximum of 0.5 metre; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 3.0 metres;
- (BB) Despite (V)(i) above, balconies may project horizontally from a **main wall**, only within the areas identified as "balconies permitted", as shown on Diagram 6 of By-law 580-2025;
- (CC) Despite Regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum of 0 residential occupant **parking spaces** for each **dwelling unit**;

- (ii) a maximum of 0.3 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) A maximum of 0.5 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) a maximum of 0.8 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
 - (v) a maximum of 1.0 residential occupant **parking space** for each three or more bedroom **dwelling unit**; and
 - (vi) a minimum of 2.0 residential visitor **parking spaces** plus a minimum rate of 0.01 visitor **parking spaces** per **dwelling unit**;
- (DD) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (EE) Despite Regulation 200.15.1(3), the entire length of an **accessible parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path;
- (FF) 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) and shortest route from the required entrances in (i) and (ii) above;
- (GG) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, **loading spaces** are subject to the following:
 - (i) One Type "G" **loading space** for "Building 1"; and
 - (ii) One Type "G" and one Type "C" **loading space** for "Building 2" and "Building 3";
- (HH) Despite Regulation 230.5.1.10(4)(A)(ii), the minimum required width of a **bicycle parking space** is 0.43 metre;

- (II) The provision of **dwelling units** collectively within "Building A," "Building B," and "Building C," is subject to the following:
- (i) a minimum of 43 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 11 percent of the total number of **dwelling units** must have three or more bedrooms; and
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (JJ) 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) "Building 1", "Building 2", and "Building 3" means those **buildings** labelled respectively with the words "Building 1", "Building 2", and "Building 3" shown on Diagram 3 of By-law 580-2025;
 - (ii) "car-share" means the practice whereby 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;
 - (iii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes; and
 - (iv) "geo-energy facility" means **premises** used to generate **geo-energy** for the exclusive **use** of the **building**;

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

8. 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.
9. Temporary Use:
- (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 temporary sales office on the lands to which this By-law applies for a period of three years from the date this By-law comes into full force and effect, after which this temporary **use** permission expires.
10. Holding Symbol Provisions:
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than

those **uses** and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and

- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted by City Council when the following are fulfilled:
- (i) the Owner, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing storm sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - (ii) if new municipal infrastructure or upgrades to existing municipal infrastructure to support the development are required, then either:
 - (a) the Owner shall secure the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (iii) where required, all necessary approvals or permits arising from (ii)(a) or (ii)(b) above are obtained to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services.

Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

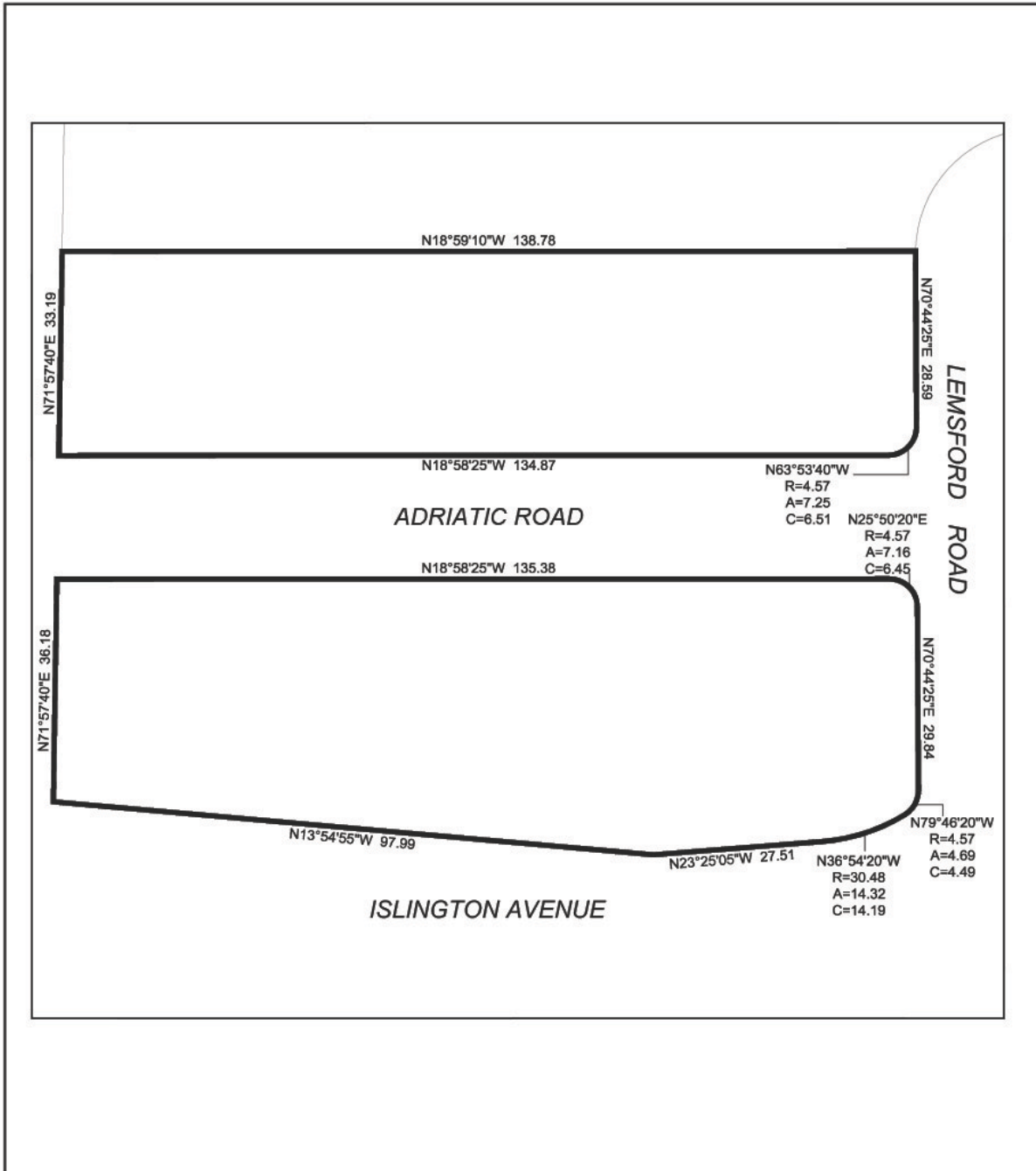


Diagram 2

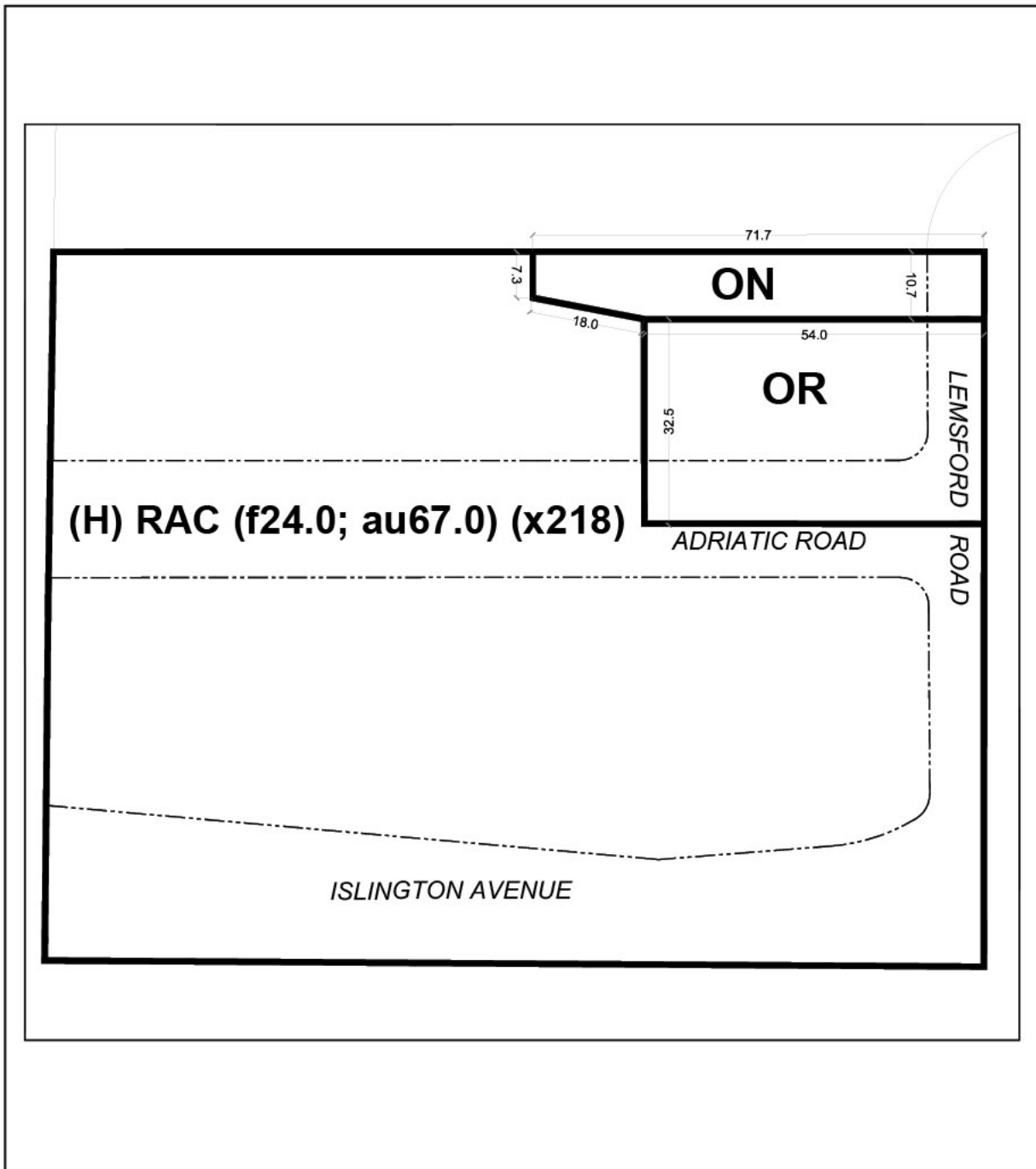
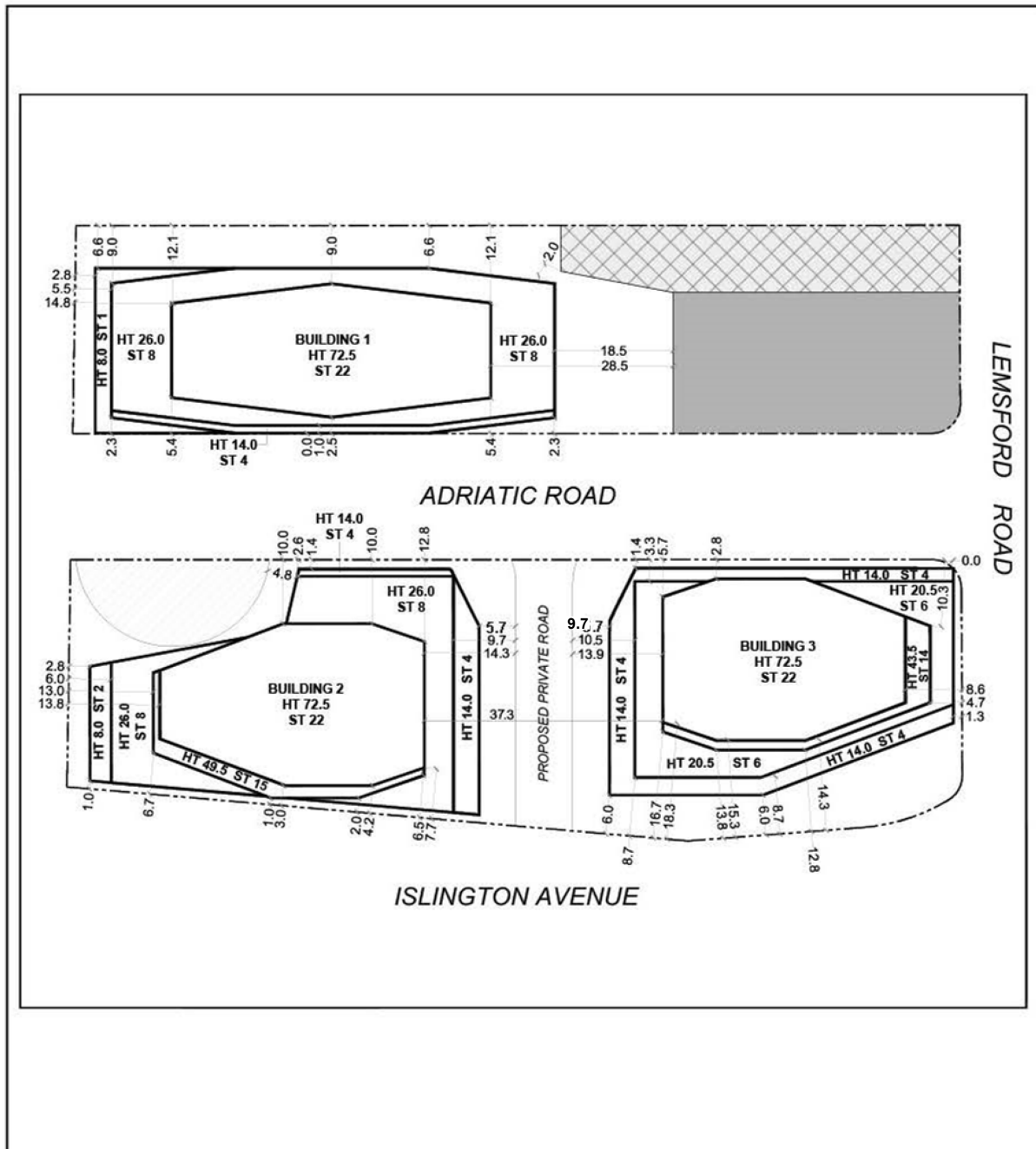


Diagram 3



 **TORONTO**
Diagram 3

1-20 Adriatic Road

File # 22 135811 WET 01 02

-  **Natural Areas**
-  **Parkland Dedication**
-  **Lands to be Conveyed to the City of Toronto**


City of Toronto By-law 569-2013
Not to Scale
11/20/2024

Diagram 4

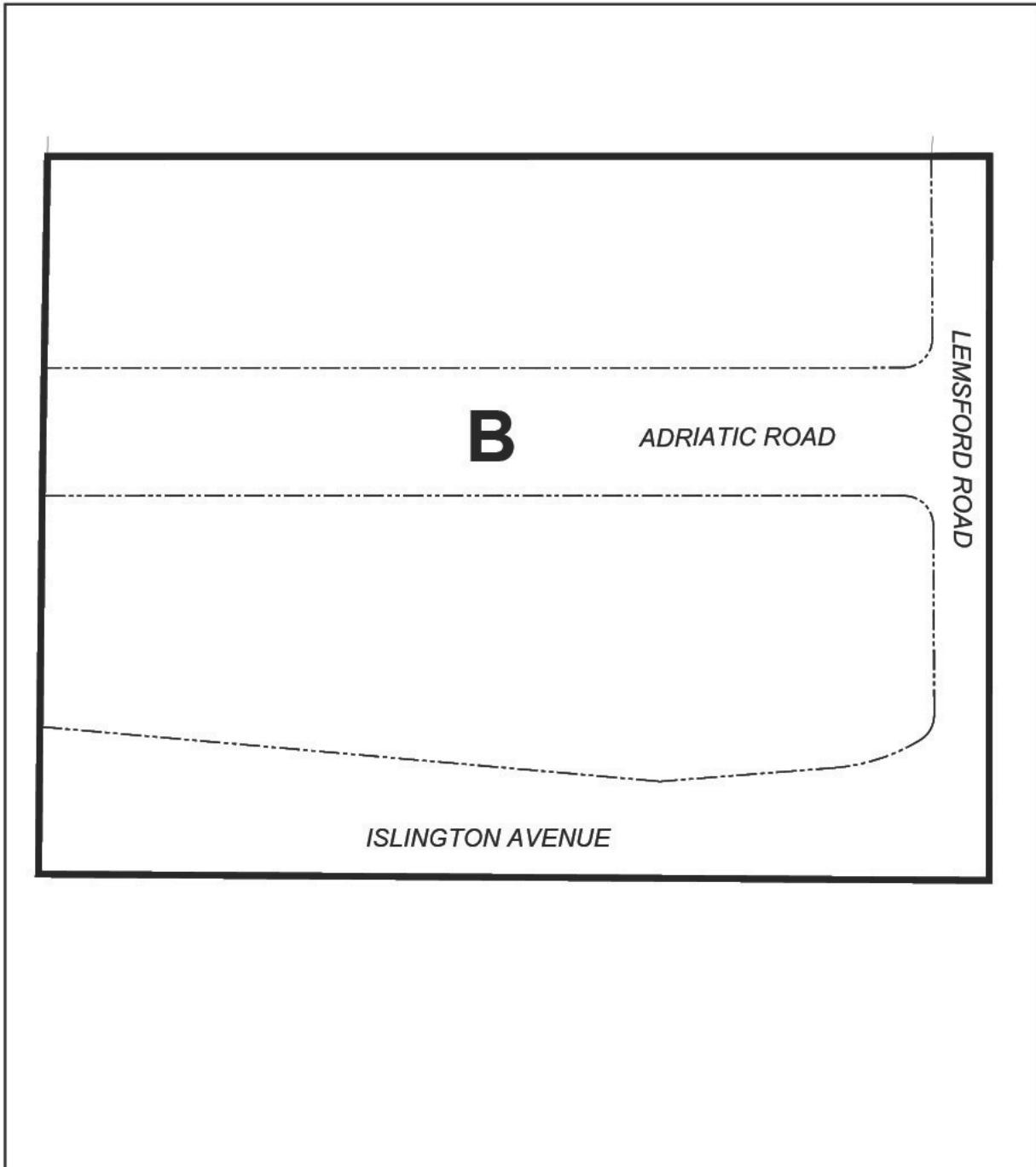


Diagram 5

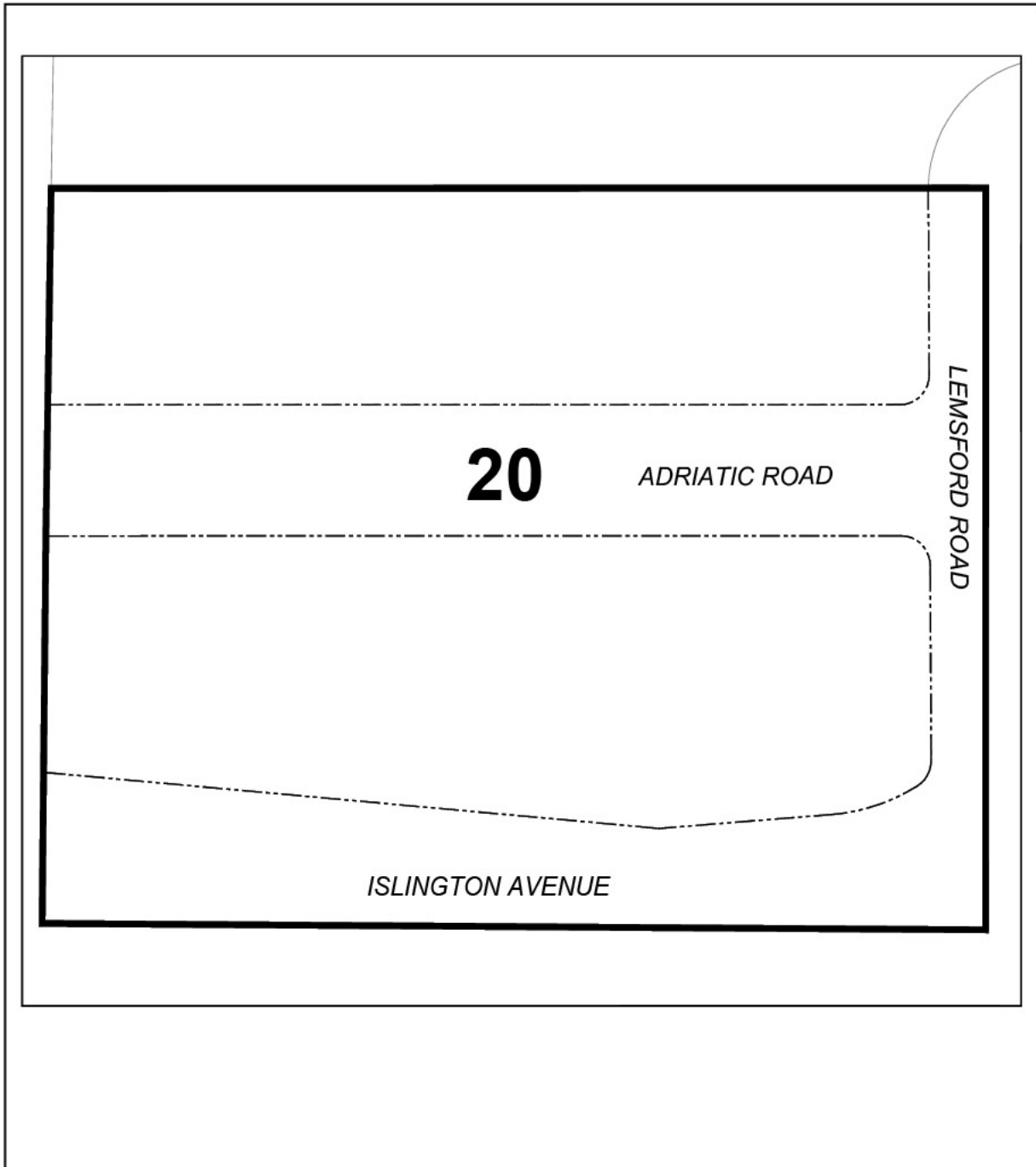
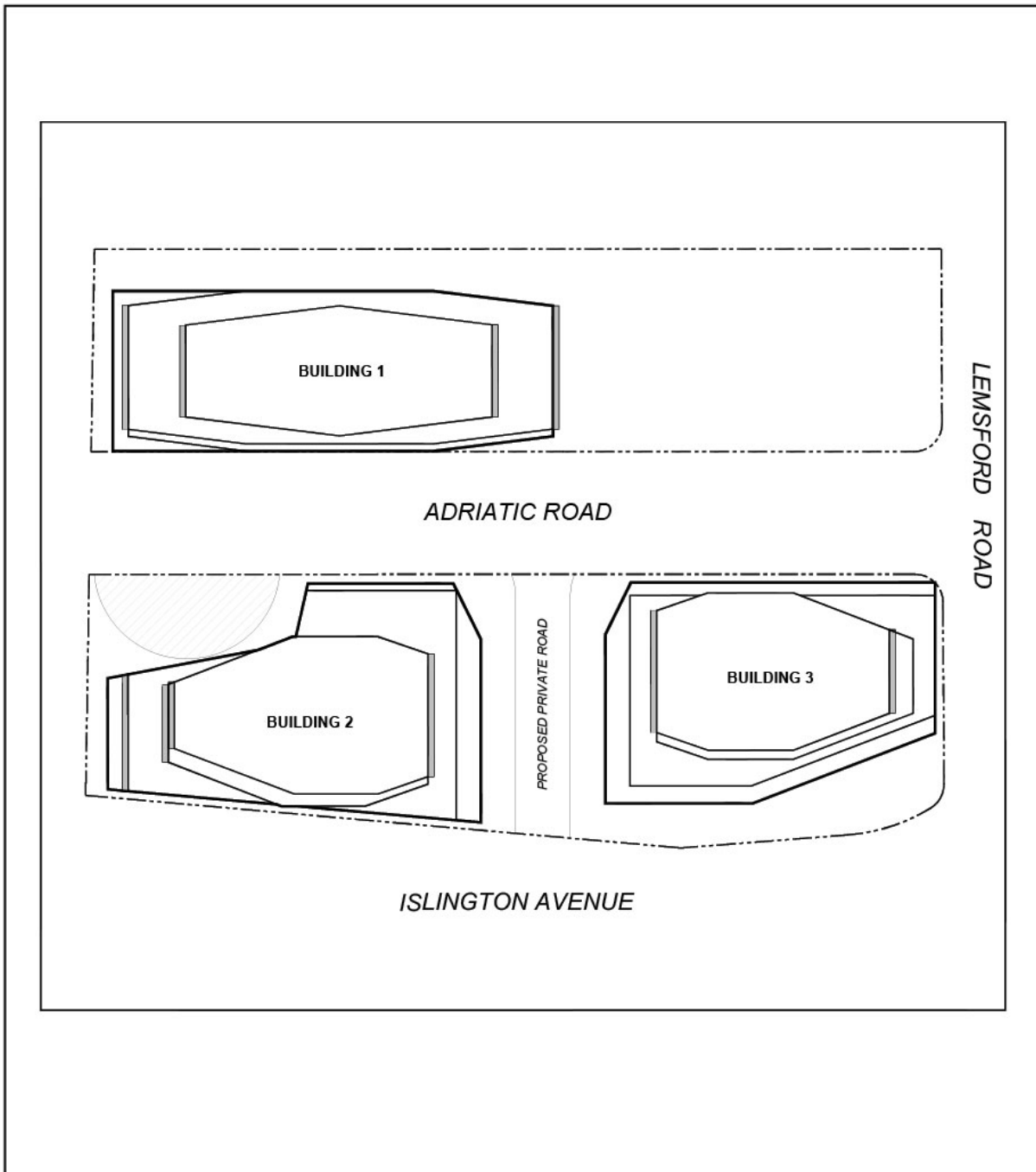


Diagram 6



Toronto
Diagram 6

1-20 Adriatic Road

File # 22 135811 WET 01 0Z

 Lands to be Conveyed to the City of Toronto
 Balconies Permitted


City of Toronto By-law 569-2013
Not to Scale
11/20/2024