

Authority: Ontario Land Tribunal Decision and Order issued on May 6, 2025; and Ontario Land Tribunal Order issued on March 24, 2026, in Tribunal File OLT-24-000556

CITY OF TORONTO

BY-LAW 330-2026(OLT)

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 710 The West Mall.

Whereas the Ontario Land Tribunal, by its Decision and Order issued on May 6, 2025 and its Order issued on March 24, 2026, in respect of Tribunal File OLT-24-000556, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, determined to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 710 The West Mall; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, as amended, to pass this By-law;

The Ontario Land Tribunal Orders:

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 RA (x122) to a zone label of RA (x286) 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 286 so that it reads:

(286) Exception RA 286

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 710 The West Mall, if the requirements of By-law 330-2026(OLT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (V) below;

- (B) With the exception of Schedule A of By-law 1210-2018, none of the provisions of By-law 1210-2018 apply to prevent the erection and use of **buildings** and **structures** in compliance with (C) to (V) below;
- (C) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 145.05 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite regulation 15.5.50.10(1), the **lot** must have:
 - (i) a minimum of 35 percent of the area of the **lot** for **landscaping**; and
 - (ii) a minimum of 25 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (E) Despite regulation 15.10.30.40(1)(A), the permitted maximum **lot coverage** is 48 percent of the **lot area**;
- (F) 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 330-2026(OLT);
- (G) Despite regulations 15.5.40.10 and 15.10.40.10 and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 330-2026(OLT):
 - (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 5.5 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 5.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;

- (H) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 24,000 square metres;
- (I) Despite regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.4 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 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**;
- (J) The **amenity space** required in (I) above may be shared with residents of the **buildings** existing on March 24, 2026, on the lands municipally known in the year 2025 as 70 Dixfield Drive;
- (K) Despite Clause 15.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 330-2026(OLT);
- (L) Despite Clause 15.10.40.80, the required separation of **main walls** is as shown in metres on Diagram 3 of By-law 330-2026(OLT)];
- (M) Despite Clauses 15.5.40.50 and 15.5.40.60 and (K) and (L) 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) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course or chimney breast, by a maximum of 0.5 metres; and
 - (v) satellite dishes, antennae, flagpoles, vents, pipes and eaves, by a maximum of 0.5 metres;
- (N) The provision of **dwelling units** must comply with the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three bedrooms;

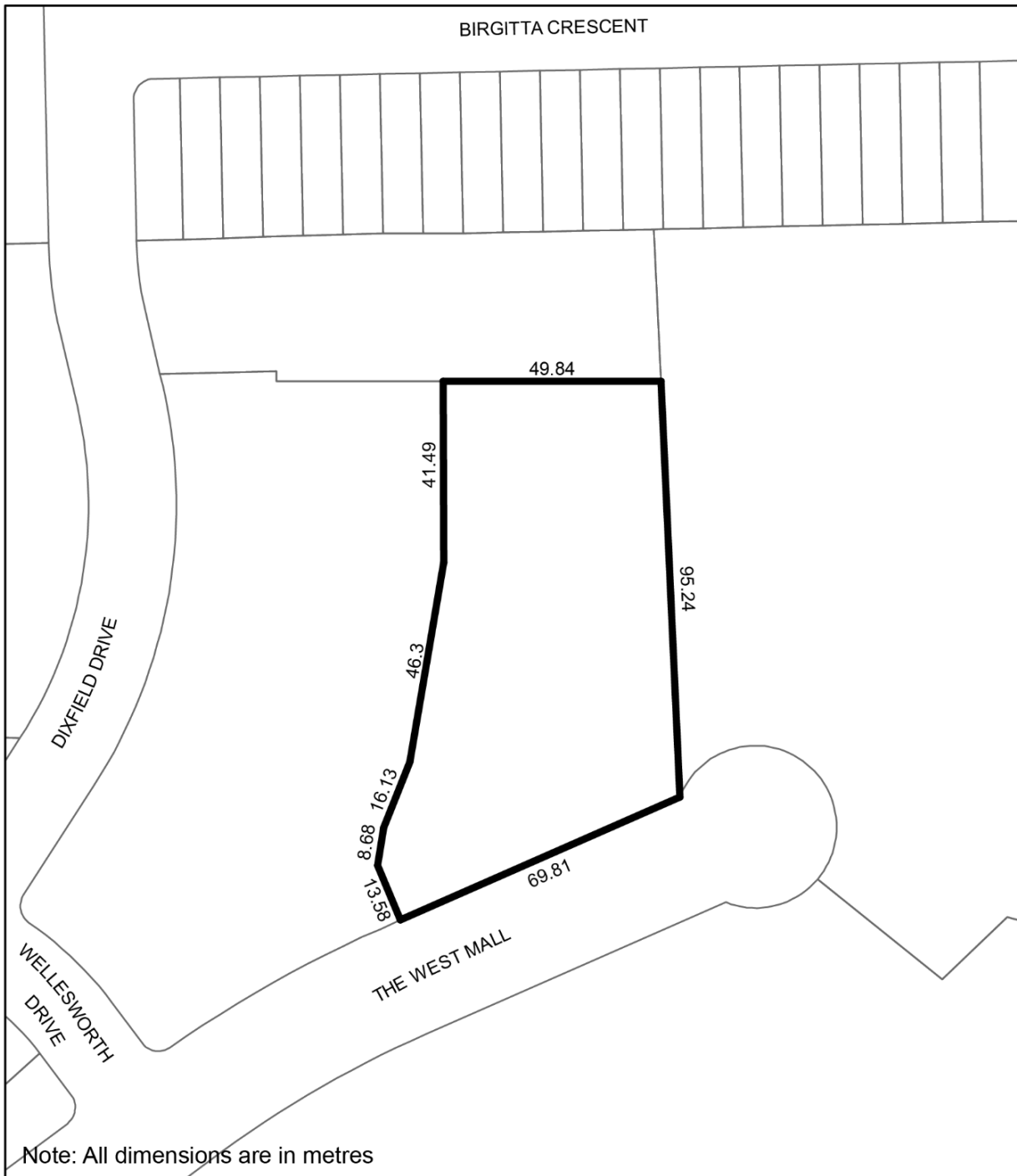
- (iii) if the calculation of required **dwelling units** in (i) and (ii) above result in a number with a fraction, the number is rounded down to the nearest whole number; and
 - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the calculation of the required **dwelling units** with two or more bedrooms in accordance with (i) above;
- (O) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
 - (i) a minimum of 0.75 residential occupant **parking spaces** for each dwelling unit, but not exceeding the maximum rates set out in Table 200.5.10.1 for the resident requirement for **dwelling units** in an **apartment building** applying to all other areas of the City;
 - (ii) a minimum of 2 plus 0.05 residential visitor **parking spaces**; and
 - (iii) 13 **parking spaces** of the residential occupant **parking spaces** required by (i) above must be reserved for the exclusive use of residents of the **building** existing on March 24, 2026, on the lands municipally known in the year 2025 as 70 Dixfield Drive;
- (P) Despite regulation 15.5.80.10(1) required **parking spaces** for residents of the **building** existing on March 24, 2026, on the lands municipally known in the year 2025 as 70 Dixfield Drive may be located on the lands shown on Diagram 1 of By-law 330-2026(OLT);
- (Q) Despite regulations 230.5.10.1(1), (3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided as follows:
 - (i) a minimum of 200 "long-term" **bicycle parking spaces**; and
 - (ii) a minimum of 21 "short-term" **bicycle parking spaces**;
- (R) Despite regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on any level of the **building** below-ground;
- (S) Regulation 230.5.1.10(12), related to **bicycle maintenance facilities**, does not apply;
- (T) 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;
- (U) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier-free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- (V) 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) above.

Prevailing By-laws and Prevailing Sections: By-law 1210-2018

- 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.

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Diagram 1

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Diagram 1

710 THE WEST MALL

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Diagram 2

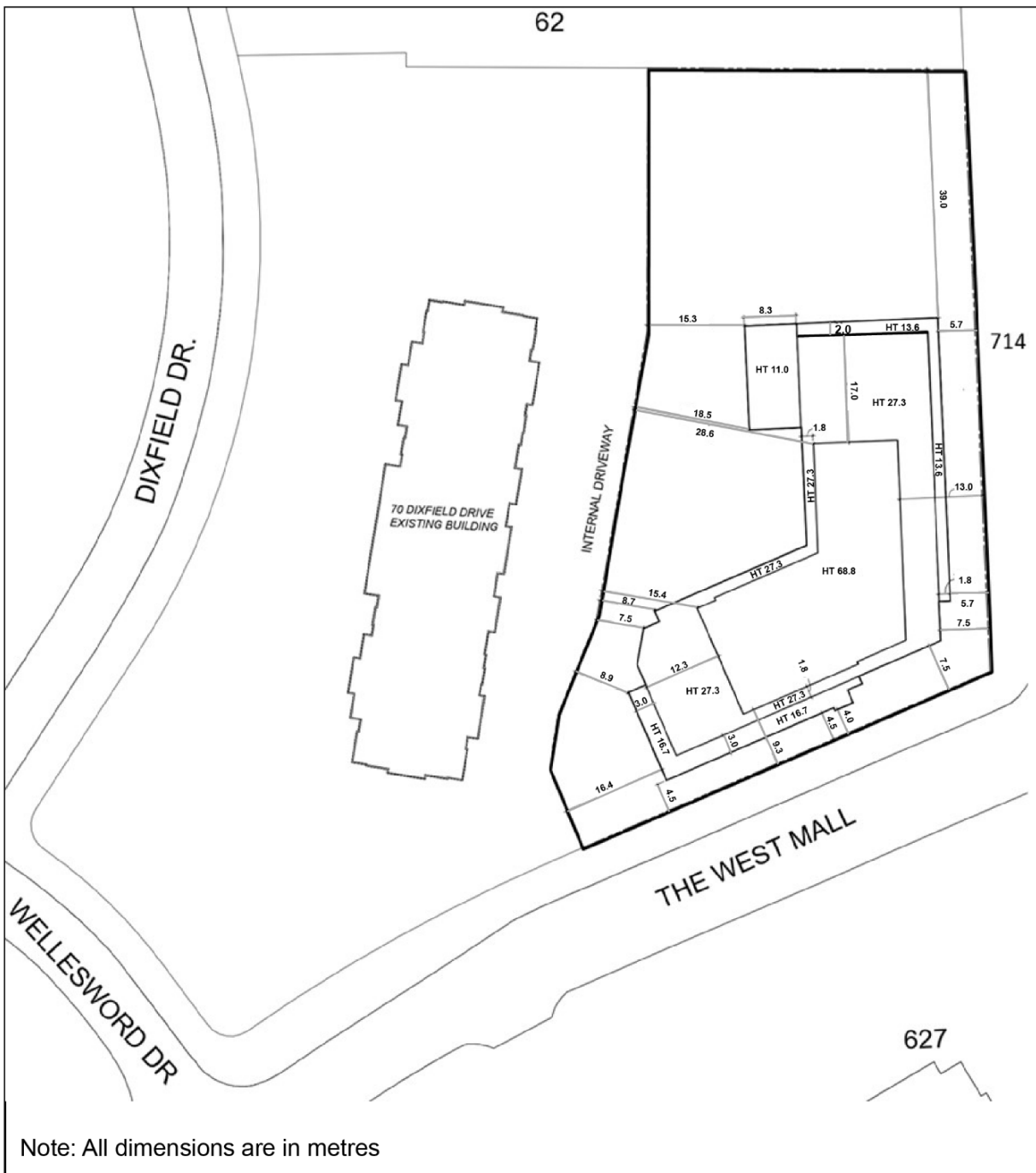
 **Toronto**
Diagram 2

710 THE WEST MALL

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Diagram 3



Toronto
Diagram 3

710 The West Mall

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