

**178R Ossington Avenue
Official Plan and Zoning By-law Amendment Application
Final Report**

Date:	April 22, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	15-167325 STE 19 OZ (Official Plan and Zoning By-law Amendment)

SUMMARY

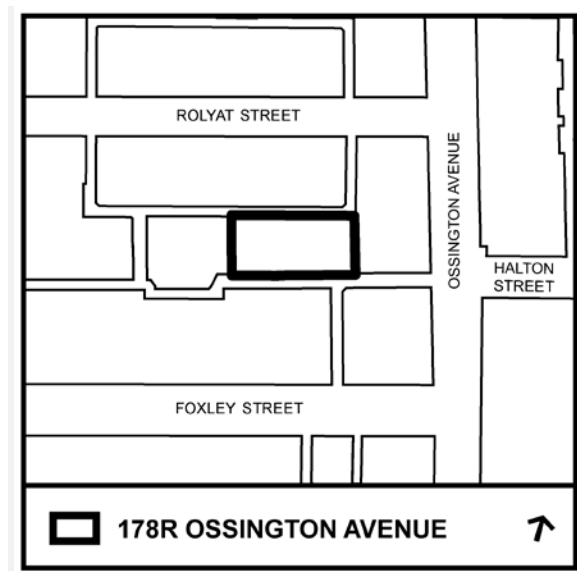
The application proposes to amend the Official Plan and Zoning By-laws at 178R Ossington Avenue to permit the additional uses of office, custom workshop, bake shop, performing arts studio, artist/photographer's studio, art gallery, restaurant, and caterer's shop within the existing 2-storey building which was formerly an industrial baking operation. Three parking spaces, two loading spaces and a total of 11 bicycle parking spaces are proposed to be provided at-grade with access from Foxley Place.

This report reviews and recommends approval of the application to amend the Official Plan and Zoning By-laws 438-86 and 569-2013.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 178R Ossington Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 5 to report (April 11, 2016) from the Director of Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 178R Ossington Avenue substantially in accordance with the draft Zoning By-law Amendment



attached as Attachment No. 6.

3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 178R Ossington Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment (and/or) draft Zoning By-law Amendment as may be required; and.
5. Prior to introducing the necessary Bills to City Council for enactment, the owner be required to submit a revised Functional Servicing Report to the satisfaction of the Executive Director, Engineering & Construction Services.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A previous application was submitted in April 2011 to replace the existing building with 16 townhouse dwellings. This application was withdrawn upon the submission of the application detailed in this report.

Previous Ossington Avenue Planning Studies

In 2009, City Council amended the Zoning By-law on Ossington Avenue to limit restaurant and related uses to the ground floor only, and a maximum size of 175 square metres applied to a single establishment or a combination of more than one establishment within a building.

Ossington Avenue – Restaurant Study – Final Report

<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-25069.pdf>

The Ossington Avenue Planning Study was completed in 2013. The Study involved a review of the built-form, density, height, and heritage value of properties on Ossington Avenue between Dundas Street West and Queen Street West, in consultation with the community, to develop a planning framework for the study area.

Link to Ossington Avenue Planning Study website:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=ebc60621f3161410VgnVCM10000071d60f89RCRD>

ISSUE BACKGROUND

Proposal

The applicant is proposing to repurpose the existing 2-storey building to allow for office, artist workshop, performing arts studio, artist/photographer's studio, art gallery, caterer's shop, and other similar non-residential uses. Three parking spaces, two loading spaces and a total of 11 bicycle parking spaces are proposed to be provided at-grade with access from Foxley Place.

Staff report for Action – Final Report – 178 R Ossington Avenue

Site and Surrounding Area

The subject site is a 1,300 square metre rectangular lot. The existing 2-storey, 1,710 square metre, 'C'-shaped building, occupying most of the site, was formerly used as an industrial baking operation.

The site is accessed by a 4.88 metre public laneway (Foxley Place) which is part of a laneway system within the block connecting Ossington Avenue, Grove Avenue, Foxley Street and Rolyat Street.

The surrounding uses are as follows:

North: Low-rise residential units including detached, semi-detached and townhouse dwellings fronting Rolyat Street.

West: Lumber yard with a 2-storey building.

South: Low-rise residential units including detached and semi-detached dwellings fronting Foxley Street.

East: Mixed-use buildings (2-storeys) fronting Ossington Avenue.

Provincial Policy Statement and Provincial Plans

Section 2 of the *Planning Act* sets out matters of provincial interest which City Council shall have regard to in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the conservation of features of significant architectural, cultural and historical interest; the adequate provision of employment opportunities; and the appropriate location of growth and development.

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities by accommodating a range and mix of uses; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The site is designated *Neighbourhoods* and is adjacent to properties fronting Ossington Avenue which are designated as *Mixed-Use Areas*, in the City's Official Plan.

Neighbourhoods (4.1)

The subject site is designated *Neighbourhoods* on Map 18 – Land Use Plan. Section 4.1 of the Official Plan contains policies to govern the built form of new development in *Neighbourhoods*.

Healthy Neighbourhoods (2.3.1)

The Healthy Neighbourhoods Section of the Official Plan (Section 2.3.1) directs that intensification of land adjacent to *Neighbourhoods* will be carefully controlled to protect *Neighbourhoods* from negative impact.

How to Read the Plan (1.5)

The Official Plan is to be read as a comprehensive and cohesive whole. This application was reviewed against all policies of the Official Plan. The Official Plan is available here: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Zoning

The majority of the site is zoned 'R4' Residential, with a narrow portion of the east part of the site zoned 'CR' Mixed Use, by By-law No. 438-86, as amended. The 'R4' zone generally permits low-rise residential uses. The 'CR' zone permits a broad range of residential and commercial uses. The maximum permitted building height is 10.0 metres.

The majority of the site is zoned 'R' Residential by By-law No. 569-2013, as amended. The R zone generally permits low-rise residential uses. By-law 569-2013 does not apply to the small east portion of the site zoned 'CR' Mixed Use by By-law 438-86.

Site Plan Control

An application for Site Plan Control is required but has not been submitted to date.

Reasons for the Application

An Official Plan Amendment is required because the proposed uses not comply of the Official Plan policies for development within a *Neighbourhood*.

A Zoning By-law amendment is required to add permitted uses, specifically office, custom workshop, bake shop, performing arts studio, artist/photographer's studio, art gallery, restaurant, and caterer's shop, and applicable performance criteria. These uses are proposed to be limited to the existing building.

Community Consultation

A Community Consultation meeting was held at 180 Shaw Street - Artscape Young Place on September 22, 2015. Those in attendance made the following comments on the proposal:

- In general, the community was supportive of the employment-related uses proposed as well as the retention of the existing building.
- Concerns about noise from both the proposed uses and any new rooftop mechanical equipment were raised.

- Concerns regarding the size, use and hours of operation of the proposed restaurant use were raised.
- Overall, those in attendance were supportive of the proposal, provided solutions to the access and snow clearing within the laneway and noise mitigation could be achieved, and that restrictions on the size and operation of the restaurant space were included in any By-law amendment.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards and Official Plan Policies.

COMMENTS

Official Plan

Neighbourhoods Polices – Introducing New Employment uses

The City of Toronto Official Plan (Map 18 – Land Use) designates the subject site as *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings and interspersed walk-up apartments that are no higher than 4-storesys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also permitted in *Neighbourhoods*.

On December 10, 2015 City Council approved Official Plan Amendment 320 to revise the *Healthy Neighbourhoods*, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Plan. The changes to these policies clarify, strengthen and refine the policies within these sections to support the Plan's goals to protect and enhance existing neighbourhoods. OPA 320 contains no changes to current *Neighbourhood* policies which set out locational requirements for small-scale retail, service and office uses serving the surrounding residential areas.

Section 4.1.3 of the Official Plan allows small scale non-residential uses to be added to a property through amendment to the Zoning By-law provided such uses serve the needs of area residents, potentially reduce local automobile trips, have minimal adverse impacts on nearby residents, have a physical form that is compatible with the neighbourhood, and are located on a Major Street noted on Map 3 of the Official Plan.

The proposed uses are not necessarily small scale, as intended by the policies of the Official Plan, however in this instance the uses constitute a supportable, and more compatible, continuation of the previous employment-type uses on this site that allows the retention of the existing building.

Healthy Neighbourhoods Policies – Mitigating Impacts to Adjacent Properties

The intent of the Healthy Neighbourhoods policies (Section 2.3.1) is to ensure that new development not negatively impact adjacent *Neighbourhoods*.

In order to respond to concerns raised by the community and City staff regarding impacts on the adjacent Neighbourhood, the applicant will be required to visually screen and mitigate noise and any other nuisances from new mechanical equipment, such as HVAC installations, necessary to service the new uses. A noise study will be required to confirm that the screening is adequate to mitigate noise. The applicant will also be required to provide signage and improved lighting within the laneway adjacent to the subject site. The nature of the required screening, signage and lighting will be secured through a Site Plan Control application.

While concerns were raised by City staff and the community regarding proposed restaurant use negatively impacting the surrounding Neighbourhood, the applicant has indicated to City Planning that the proposed restaurant use is intended to be small-scale and subordinate to the other uses proposed within the building. City Planning does not object to the small scale restaurant use in this instance on the condition that the size of the use and access are controlled. In order to mitigate any impacts on the adjacent *Neighbourhood* resulting from a restaurant use, the proposed space will be limited to a maximum size of 75 square metres, which is 100 square metres less than the maximum size of a restaurant fronting Ossington Avenue approved through the 2009 Ossington Restaurant Study By-law. In order to ensure that the restaurant use is subordinate to the other uses within the development, access to the restaurant will only be permitted from within the building.

In order to address other community concerns regarding potential noise from any of the permitted uses, an outdoor patio space will not be permitted on site.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014, recognizes that local context and character is important and recognizes the Official Plan as the most important vehicle for implementation of this PPS. The proposal achieves the Official Plan's boarder objective of building complete communities, in a format that is compatible with its surrounding context. The proposal complies with the Provincial Policy Statement.

Growth Plan for the Greater Golden Horseshoe identifies the conversion of an existing structure as a form of intensification and further directs that intensification contribute to a diverse and compatible mix of land uses, including residential and employment uses, to support vibrant neighbourhoods. While *Neighbourhoods* are not areas where the City typically contemplates intensification, in this instance the conversion of the building is supportable within a *Neighbourhood* for the reasons discussed in this report. The proposal conforms to the Growth Plan for the Greater Golden Horseshoe.

Previous Area Planning Decisions

The 2013 Ossington Avenue Planning Study recommends a mixed-use character at a modest scale for Ossington Avenue. Though the subject site is not within the Planning Study area, the proposed repurposing of this building is consistent with the objectives of the planning study. In 2010, City Council approved Site and Area Specific Policy 348 which allow similar non-residential uses to those proposed at 178R Ossington Avenue, such as art studios, offices and a restaurant, within the existing building at 180 Shaw Street. This report recommends restrictions

on the size and operation of the proposed restaurant use at 178R Ossington, similar to that which were approved at 180 Shaw Street.

Emergency Vehicle Access

In order to address Fire Services access for the site the following is required to be provided to the satisfaction of the Deputy Fire Chief and Director, Operations Command, Fire Services:

1. A manual dry pipe system with closed sprinkler heads will be provided throughout the building. The manual dry pipe system will be feed through a main that connects directly to a fire department connection located on Foxley Street at Ossington Avenue; and,
2. Signage for the purposes of way finding and to indicate the location of any fire department connections shall be provided.

The above requirements will be secured through a Site Plan Control application.

Parking and Loading

As no part of the existing building is proposed to be demolished through this application, only the existing courtyard is available to provide for parking, loading and bike parking facilities on site. In this instance, the City considers the proposed vehicle parking, bicycle parking, and loading spaces to be appropriate. The Draft Zoning By-law Amendments (Attachments 6 and 7) require that a minimum of 3 parking spaces, 11 bicycle parking spaces, and two Type C loading spaces be provided on site to support the non-residential uses.

Site Servicing

The owner is currently revising a Functional Servicing Report in support of the proposed development to analyse existing municipal water infrastructure system to confirm that the existing system is adequate to provide service to the development. To date, a flow test has not been possible due to weather conditions. Servicing confirmation is required, to the satisfaction of Engineering and Construction Services, prior to the introduction of the necessary Bills at City Council.

The provision of appropriate site servicing is further secured in the Draft Zoning By-law Amendments (Attachments 6 and 7) and will also be secured through a Site Plan Control Application.

Solid Waste Collection

The proposal is ineligible for City pickup and will be serviced by private collection services. The details of access and collection of refuse from the site will be secured through a Site Plan Control Application.

Park Land Dedication Requirements

The application is for the retention of the existing 2-storey industrial building, which will be repurposed to include only non-residential gross floor area. The non-residential use is subject to a 2% parkland dedication. In total, the parkland dedication requirement is 26 square metres.

The parkland is not available on-site, so the applicant will be required to make a cash-in-lieu payment in an amount determined at the time of building permit issuance.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. Requirements of the TGS will be secured through a Site Plan Control application.

Summary of Proposed Official Plan Amendments

The proposed amendment to the Official Plan (Attachment 5) adds Site and Area Specific Policy No.510 to Chapter 7 of the Official Plan and includes the following policies:

- The following additional permitted uses within the existing building 178R Ossington Avenue: office, custom workshop, bake shop, performing arts studio, artist/photographer's studio, art gallery, restaurant, and caterer's shop.
- The restaurant use is limited to 75 square metres; and must be accessible from the interior of the existing building.
- An outdoor patio is not permitted.

Summary of Proposed Zoning By-law Amendments

The proposed amendments to By-law No. 569-2013, and 438-86, as amended (Attachment 6 and 7) include the following:

- The following additional permitted uses within the building: artist's or photographer's studio; custom workshop; designer's studio; office; performing arts studio; private art gallery; public art gallery; and restaurant.
- The restaurant use is limited to 75 square metres; and must be accessible only from the interior of the existing building.
- An outdoor patio is not permitted.
- A minimum total of 3 *parking spaces*, 11 *bicycle parking spaces*, and 2 *Type C loading spaces* are required for the commercial uses.

Conclusion

The applications, which propose additional non-residential uses within a former industrial building in a *Neighbourhood*, abutting a *Mixed Use Areas* corridor, advance the Official Plan objectives to allow contextually appropriate development, strengthen the local economy and build complete communities.

The retention of the existing building to accommodate these new non-residential uses respects the character of the surrounding *Neighbourhood* and is consistent with previous area planning decisions. The conditions contained in the proposed Official Plan and Zoning By-law amendments respond to community comments to mitigate impacts on the surrounding community and ensure adequate access and servicing to the site is maintained.

City Planning Staff recommends approval of the Official Plan and Zoning By-law Amendment applications.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Site Plan

Attachment 2: Elevations

Attachment 3: Official Plan Map 18 Excerpt

Attachment 4: Zoning By-law Excerpt

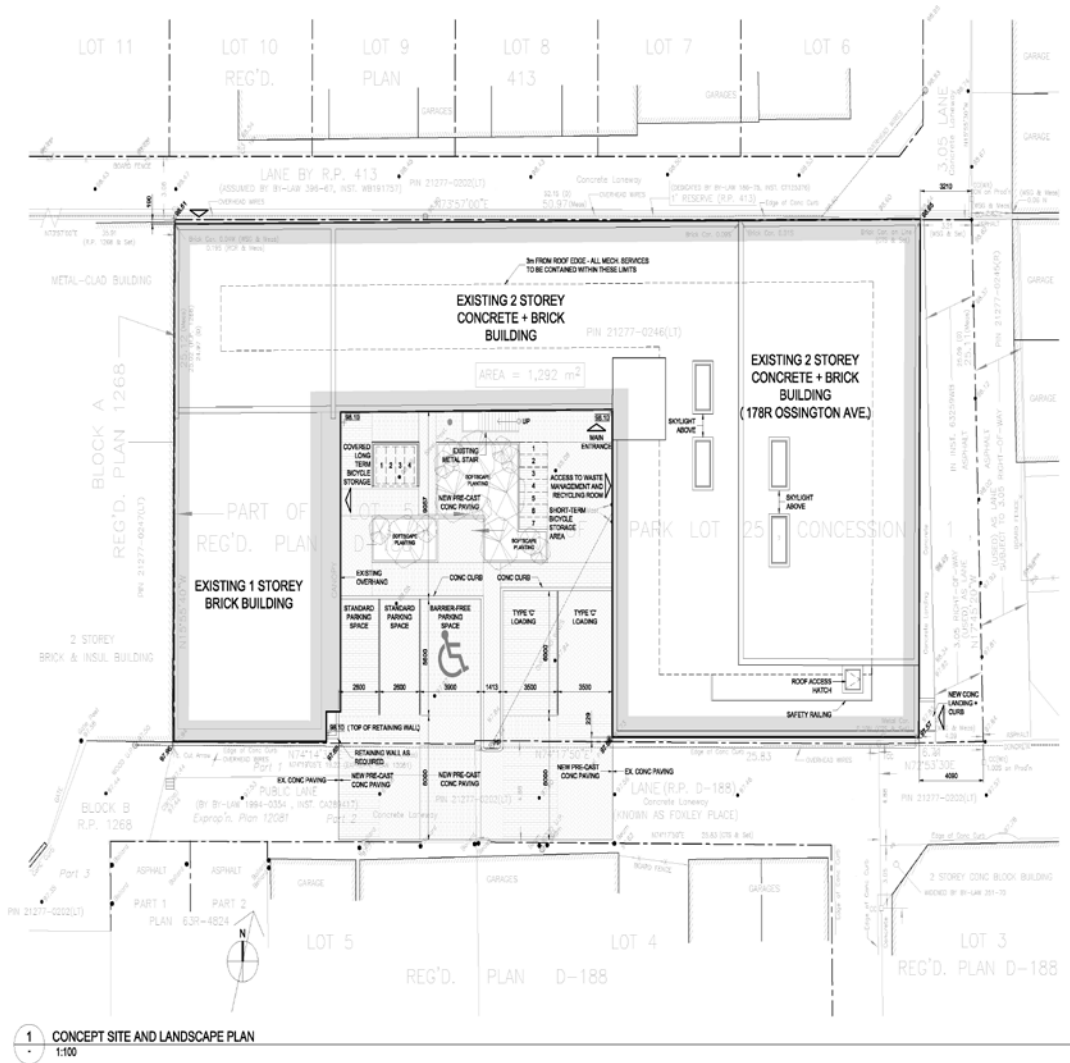
Attachment 5: Draft Official Plan Amendment

Attachment 6: Draft Zoning By-law Amendment (Amends By-law No. 438-86)

Attachment 7: Draft Zoning By-law Amendment (Amends By-law No. 569-2013)

Attachment 8: Application Data Sheet

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

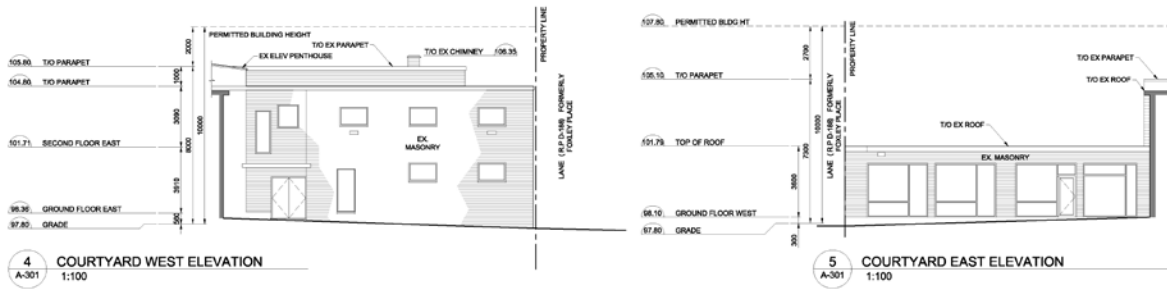
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178R Ossington Avenue

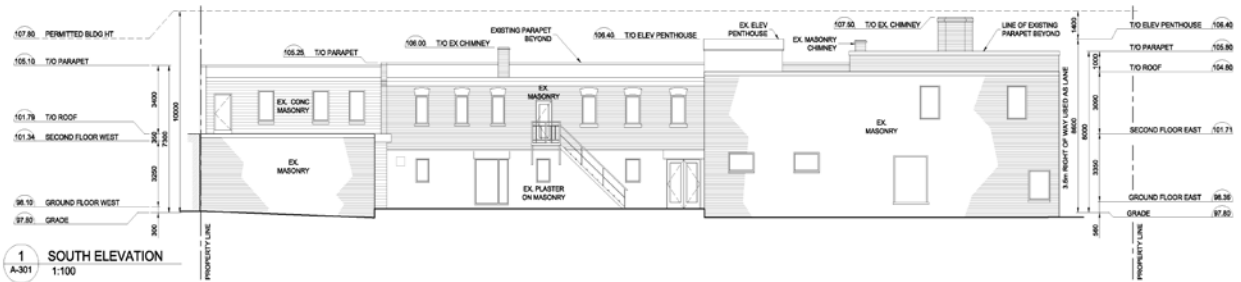
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Attachment 2: Elevations



Courtyard West Elevation

Courtyard East Elevation



South Elevation

Elevations

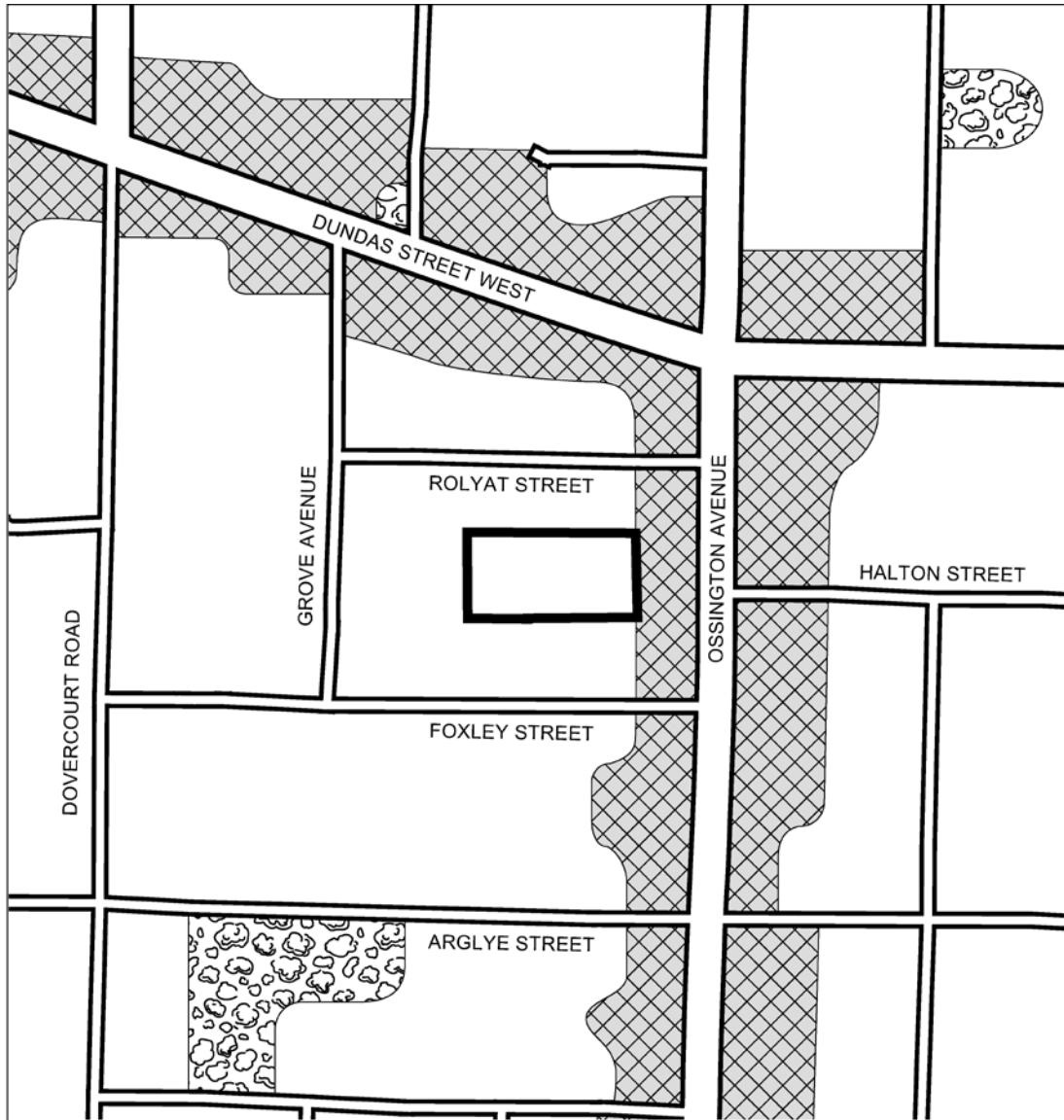
Applicant's Submitted Drawing

Not to Scale
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178R Ossington Avenue

File # 15 167325 STE 19 0Z

Attachment 3: Official Plan Map 18 Excerpt



178R Ossington Avenue

Extract from Official Plan

File # 15 167325 STE 19 0Z

- | | |
|---|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Mixed Use Areas | |



Not to Scale
08/06/2015

Attachment 4: Zoning



Zoning By-Law No. 569-2013

178R Ossington Avenue

File # 15 167325 STE 19 0Z

Location of Application

R Residential

CR Commercial Residential
O Open Space

See Former City of Toronto By-Law No. 438-86

R4 Residential District
CR Mixed-Use District
MCR Mixed-Use District



Not to Scale
Extracted: 08/06/2015

Attachment 5: Draft Official Plan Amendment

CITY OF TORONTO

BY-LAW No. XXXX-2016

**To adopt Amendment No. 344 to the City of Toronto Official Plan,
being an amendment to the Official Plan, Chapter 7, Site and Area Specific Policies.**

Whereas authority is given to Council by Section 17 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas the 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;

The Council of the City of Toronto enacts:

1. Amendment No. 344 to the Official Plan, consisting of the attached text and map designated as Schedule "A" , is hereby adopted.

Enacted and passed this __ day of _____, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss
City Clerk

(Seal of the City)

City of Toronto By-law No. ~~-20~

AMENDMENT NO. 344 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
178R OSSINGTON AVENUE**

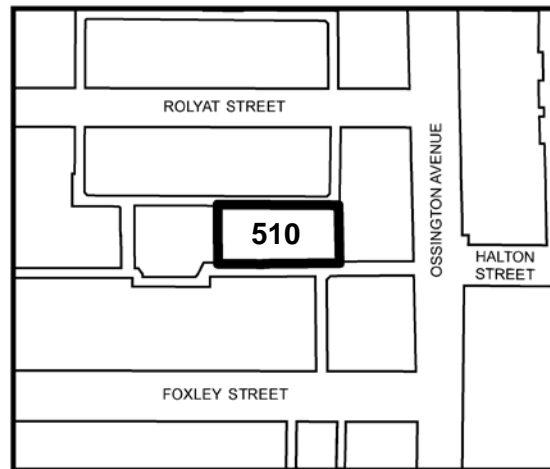
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following:

510. 178R Ossington Avenue

- a) The following non-residential uses are permitted within the existing building:

- a. art gallery
- b. artist/photographer's studio
- c. bake shop
- d. caterer's shop
- e. office
- f. performing arts studio
- g. workshop



- b) The additional use of a restaurant is permitted within the existing building, provided:

- a. the total floor area of the restaurant does not exceed 75 square metres; and,
- b. the restaurant is accessible only from the interior of the existing building.

- c) An outdoor patio for commercial purposes is not permitted on site.

2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to amend the boundary of Site and Area Specific Policy No. 510 as shown on the map above as Site and Area Specific Policy No. 510.

Attachment 6: Draft Zoning By-law Amendment (By-law 438-86)

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2016

To amend Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2016 as, 178R Ossington Avenue

Whereas Council of the City of Toronto has the authority to 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 2(1) with respect to “*lot*”, and Sections 4(3), 4(4), 4(5), 4(6), 4(7), 4(8), 4(13), 4(14), of By-law No. 438-86 of the former City of Toronto, being “A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto” as amended, shall apply to any non-residential uses permitted on the lot;
2. For the purpose of this By-law, “*lot*” shall consist of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law and known in the year 2016 as 178R Ossington Avenue;
3. For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as each such word or expression as defined by the said By-law No. 438-86, as amended, except for the following:
 - a. “*bicycle parking space — occupant*” means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, but the bicycle rack is not located in a secured room or area;
4. Notwithstanding Section 6(1) of By-law No. 438-86, as amended, the following additional uses are permitted within the building which existed on the *lot* on January 1, 2016:
 - a) artist’s or photographer’s studio;
 - b) *custom workshop*;
 - c) *bake-shop*
 - d) *designer’s studio*;
 - e) office;
 - f) *performing arts studio*;
 - g) *private art gallery*;

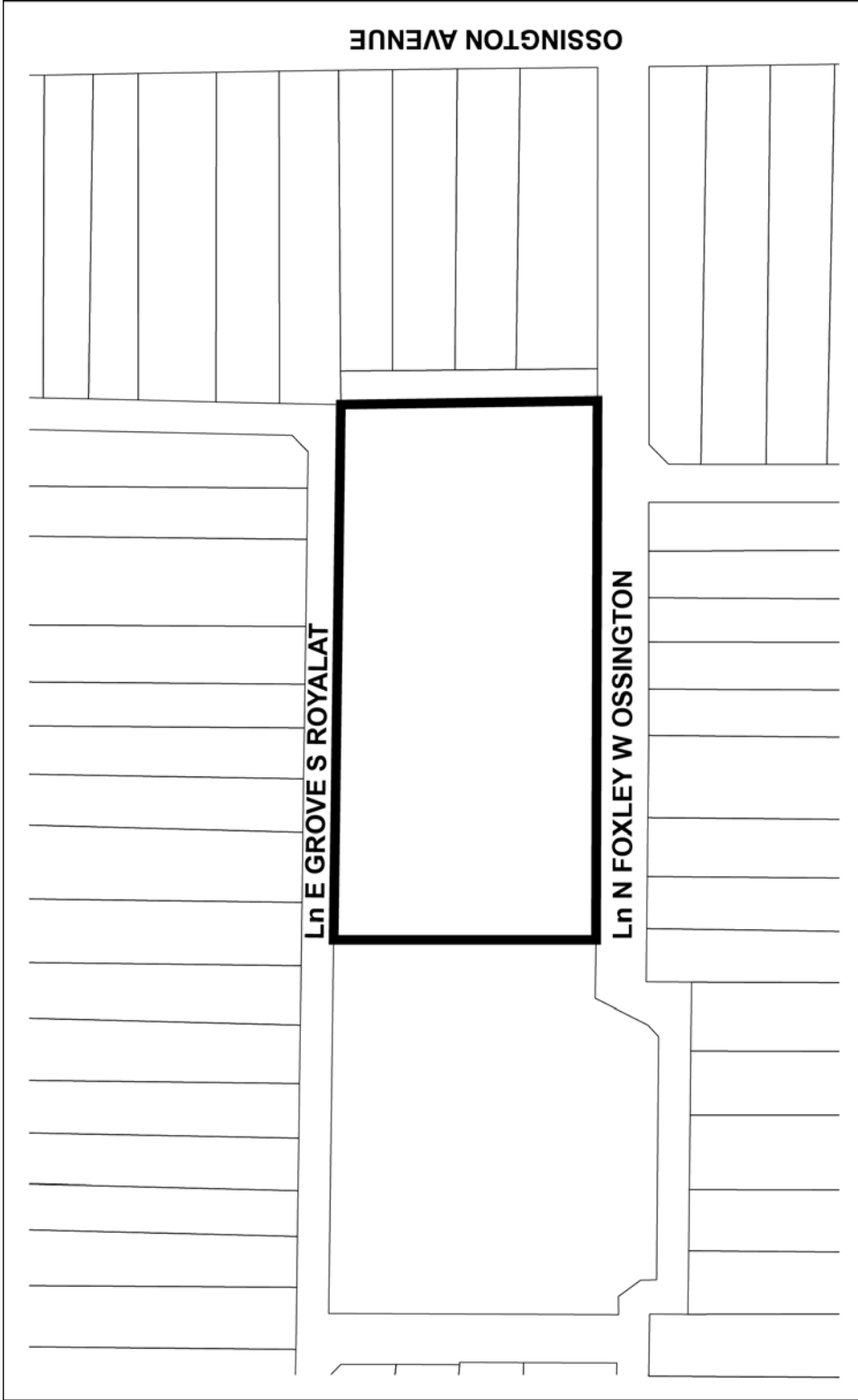
- h) *public art gallery*;
- 5. Notwithstanding Section 6(1) of By-law No. 438-86, as amended a *restaurant or take-out restaurant* is permitted within the building which existed on the *lot* on January 1, 2016 provided:
 - a) the *non-residential gross floor area* of the *restaurant or take-out restaurant* does not exceed 75 square metres; and,
 - b) the *restaurant or take-out restaurant* is accessible only from the interior of the existing building.
- 6. An outdoor patio for the purpose of commercial use is not permitted on the *lot*.
- 7. Notwithstanding any other provisions in By-law 438-86, as amended, a minimum total of 3 *parking spaces*, and 2 Type C *loading spaces* are required to be provided on-site for any or all of the non-residential uses listed in Section 3 and 4 of this By-law.
- 8. A minimum of 11 *bicycle parking spaces* shall be provided for the *non-residential use* of the *lot*, to consist of:
 - a) A minimum of 4 *bicycle parking spaces – occupant* provided on the *lot*; and
 - b) A minimum of 7 *bicycle parking spaces – visitor* provided on the *lot*.
- 9. Despite any other provision of By-law 438-86, no person shall use any land or erect or use any building or structure on the *lot* unless all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City



 **Toronto**
Map 1

178R Ossington Avenue
File # 15 167325 STE 19 0Z

City of Toronto By-Law 438-86
Not to Scale
04/21/2016

Attachment 7: Draft Zoning By-law Amendment (By-law 569-2013)

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as, 178R Ossington 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*; and

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 to "R (d1.0) (x24)", as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 3 of this By-law to the Zoning By-law Map in Section 990.10, and applying the zone label "R (d1.0) (x24)" to these lands, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands depicted on Diagram 4 of this By-law to each of the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1, and the Rooming House Overlay Map in Section 995.40.1, and:
 - a) on the Height Overlay Map, applying the height label of "HT 10.0"; and

- b) on the Rooming House Overlay Map, applying the rooming house area label of "B2".
6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.2.20 Exception Number 24 so that it reads:

Exception R24

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

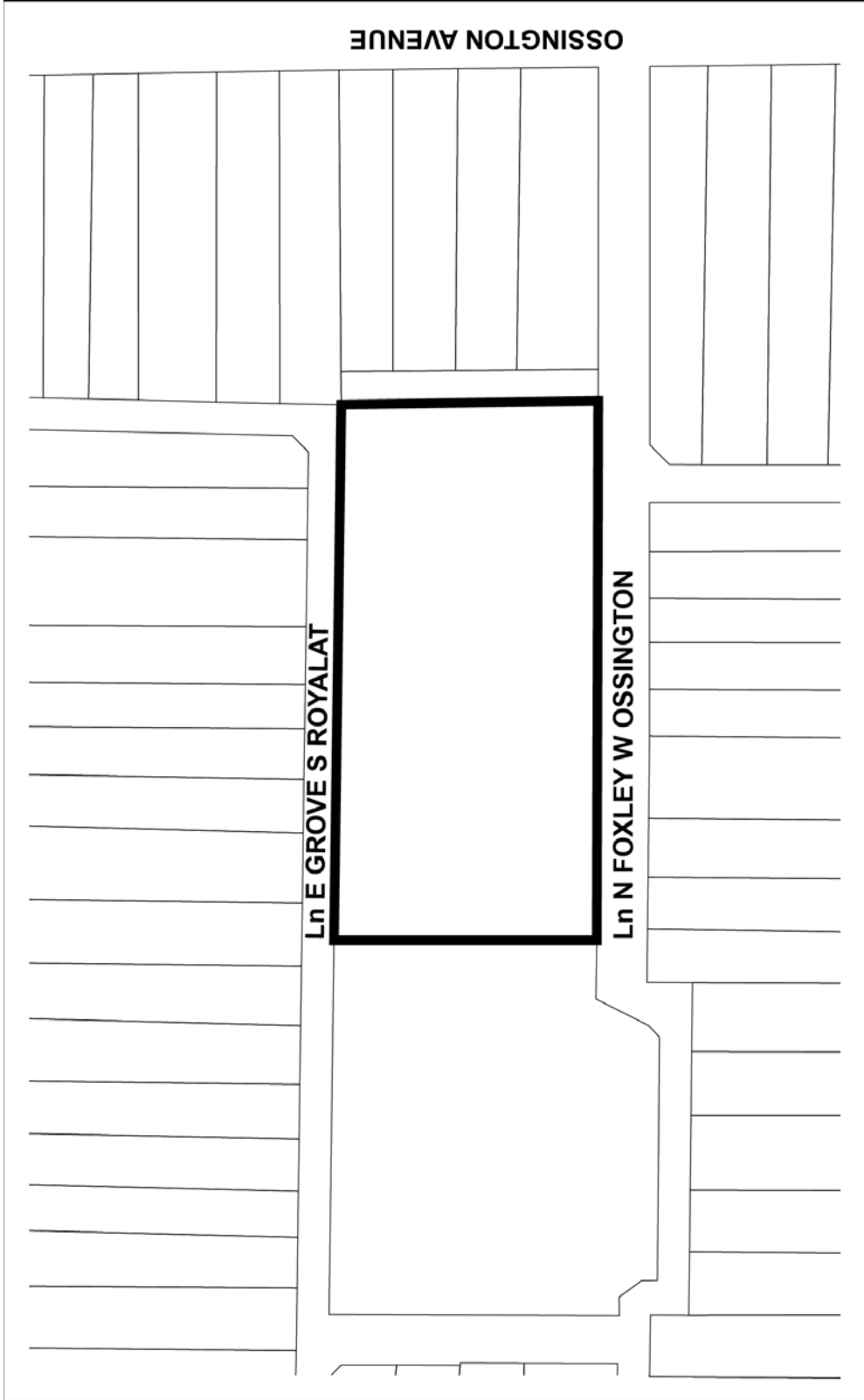
Site Specific Provisions:

- (A) In addition to the uses listed in Article 10.10.20, the following uses are permitted within the building which existed on January 1, 2016:
- art gallery**
 - artist studio**
 - bake-shop
 - caterer's shop
 - custom workshop**
 - performing arts studio**
 - office
- (B) In addition to the uses listed in Article 10.10.20 and in (A) above, an **eating establishment** and a **take-out eating establishment** is permitted within the building which existed on January 1, 2016 if:
- a) the combined **interior floor area** of the **eating establishment** and the **take-out eating establishment** does not exceed 75 square metres; and,
 - b) the **eating establishment** and/or **take-out eating establishment** is accessible only from the interior of the existing building.
- (C) An **outdoor patio** for the purpose of commercial use is not permitted.
- (D) Despite Article 200.5.10, a minimum of 3 **parking spaces**, are required to be provided on-site with any or all of the non-residential uses listed in (A) and (B) above.
- (E) Despite Article 220.5.10, a minimum of 2 Type C **loading spaces** are required to be provided on-site with any or all of the non-residential uses listed in (A) and (B) above.
- (F) Despite Article 230.5.10, a minimum of 11 **bicycle parking spaces** are required to be provided on-site on the lands, as outlined by heavy lines on

Diagram 1 of by-law [Clerks to supply by-law ##], for any or all of the non-residential uses listed in (A) and (B) above, in accordance with the following provisions:

- a) 4 “long term” **bicycle parking spaces** must be provided;
 - b) the “long term” **bicycle parking spaces** may be situated under a **structure** that provides shelter for such spaces but such **bicycle parking spaces** will not be located in a **building**;
 - c) 7 “short-term” **bicycle parking spaces** must be provided; and
 - d) shower and change facilities are required.
- (G) Clause 5.10.30.1 does not apply provided that all water mains and sanitary sewers, and appropriate appurtenances, required to service the site have been installed and are operational to the satisfaction of the Executive Director, Engineering and Construction Services.

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

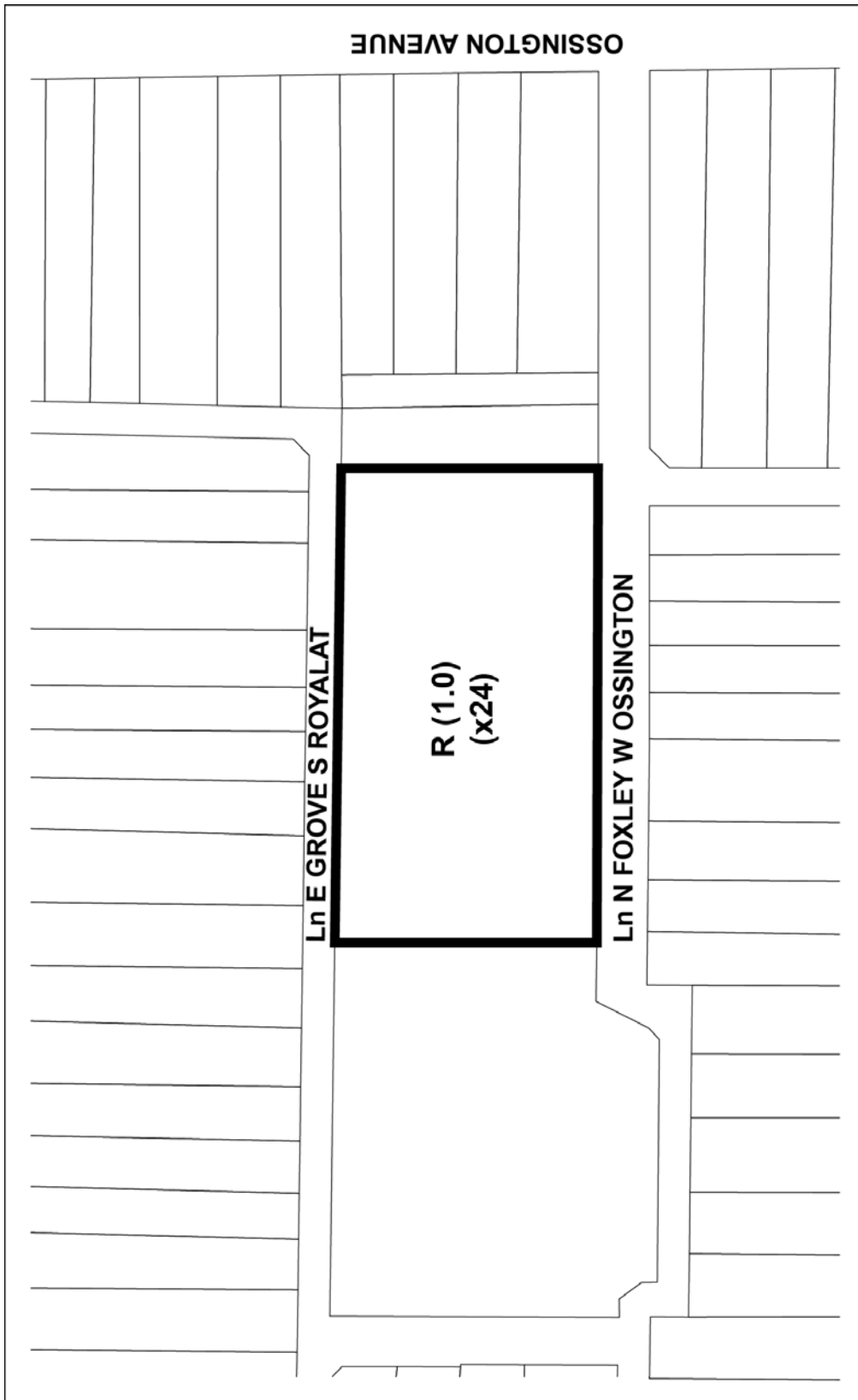


Toronto
Diagram 1

178R Ossington Avenue

File # 15 167325 STE 19 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 04/21/2016



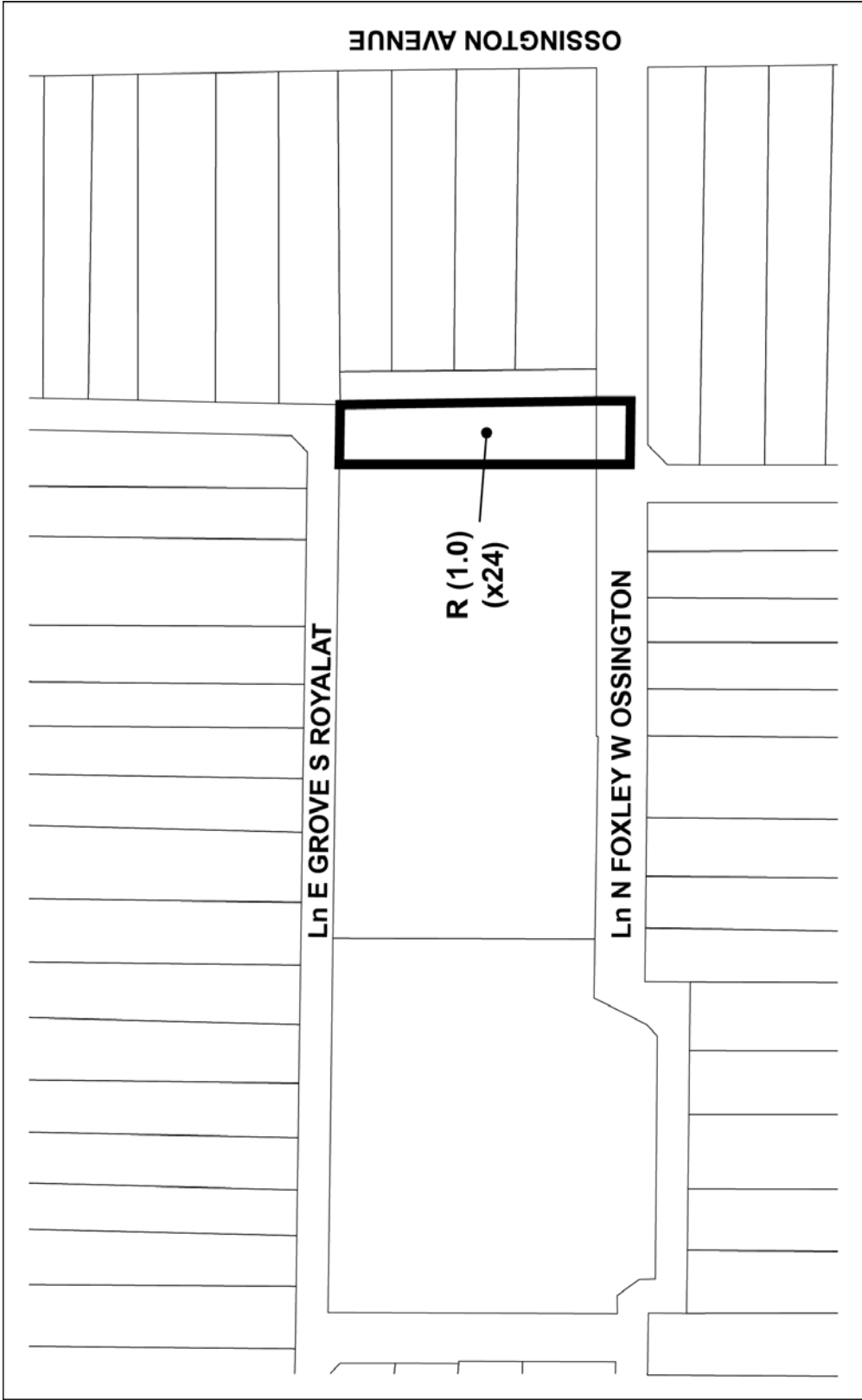
Toronto
Diagram 2

178R Ossington Avenue

File # 15 167325 STE 19 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 04/21/2016



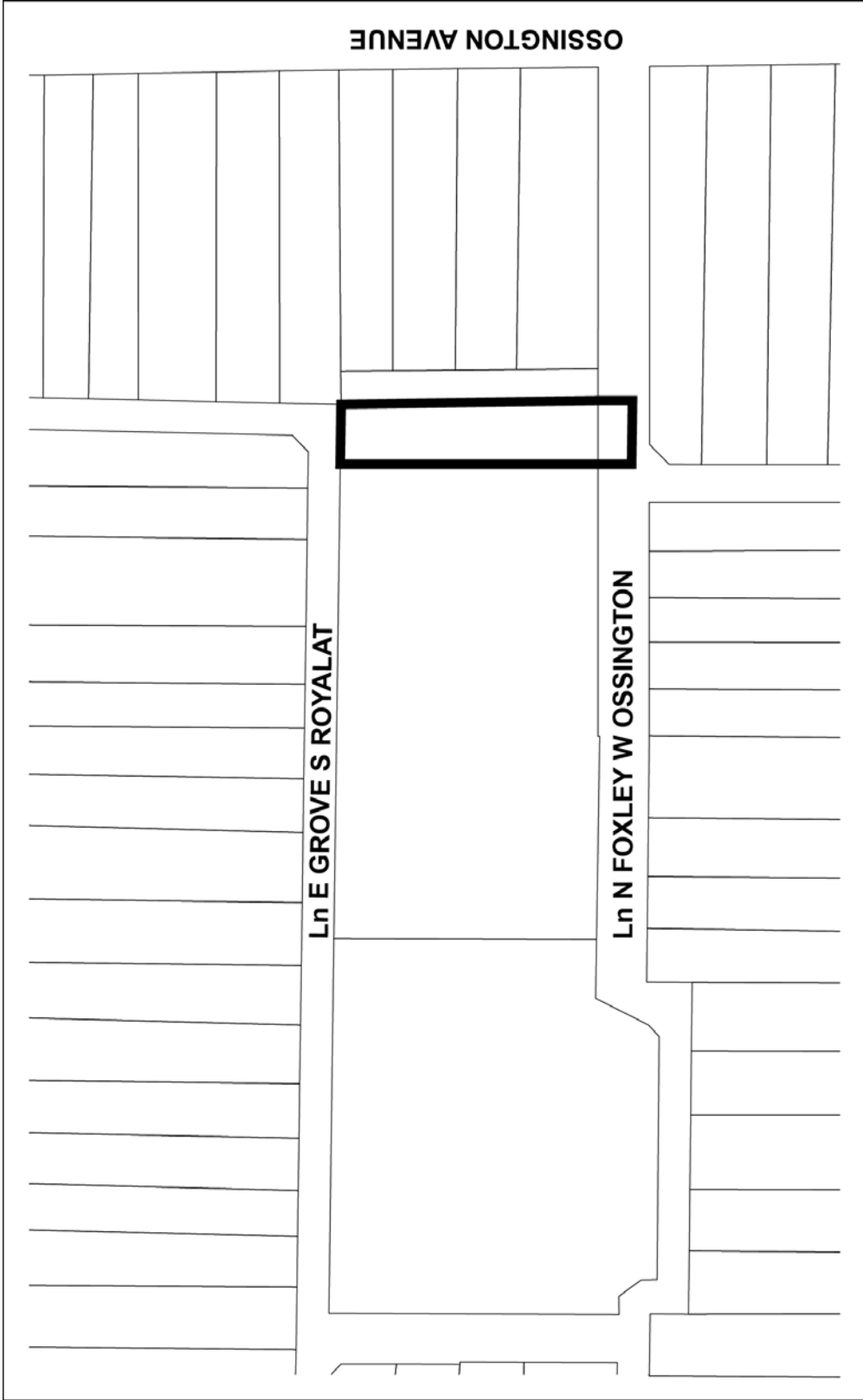
Toronto
Diagram 3

178R Ossington Avenue

File # 15 167325 STE 19 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 04/21/2016



TORONTO
Diagram 4

178R Ossington Avenue

File # 15 167325 STE 19 0Z



City of Toronto By-Law 569-2013
 Not to Scale
 04/21/2016

Attachment 8 – Application Data Sheet

Application Type	Official Plan Amendment & Rezoning	Application Number:	15 167325 STE 19 OZ
Details	OPA & Rezoning, Standard	Application Date:	June 2, 2015
Municipal Address:	178 R OSSINGTON AVE		
Location Description:	PLAN D188 PT LOT 5 CON 1 FB PT PARK LOT 25 **GRID S1906		
Project Description:	The Owner proposes to repurpose the existing 2-storey building on the Property for office, custom workshop, performing arts studio, artist/photographer's studio, art gallery and caterer's shop uses (the "Proposed Development"). The Proposed Development includes 1,710 square metres of gross floor area with a floor space index of 1.33. Three parking spaces, two 'type C' loading spaces and a total of 11 bicycle parking spaces are provided at-grade with access off of Foxley Place.		

Applicant:	Agent:	Architect:	Owner:
Michael Mauro	Michael Mauro	Unit A Architecture Inc	178A Ossington Inc

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 2.5 (c2.0; r1.5) SS2 (x1782)	Historical Status:
Height Limit (m):	14	Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	1292	Height:	Storeys:	2
Frontage (m):	48		Metres:	8.2
Depth (m):	24.9			
Total Ground Floor Area (sq. m):	895			Total
Total Residential GFA (sq. m):	0		Parking Spaces:	3
Total Non-Residential GFA (sq. m):	1710		Loading Docks	2
Total GFA (sq. m):	1710			
Lot Coverage Ratio (%):	69.3			
Floor Space Index:	1.32			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	0
1 Bedroom:	0	Office GFA (sq. m):	1710
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

CONTACT

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