

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

CITY OF TORONTO

BY-LAW **XXXX- 2022**

To amend Zoning By-law No. 569-2013, as amended, with respect to the land municipally known in the year 2022 as 502 and 508-510 Spadina 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 labels on the Zoning By-law map in Section 990.10 respecting the lands outlined by heavy black lines by deleting the symbol "CR 3.0 (c2.0; r2.5) SS2 (x1733)" and "CR 3.0 (c2.0; r2.5) SS2 (x1877)" and replacing it with "CR 3.0 (c2.0; r2.5) SS2 (x526)" as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number **526** so that it reads:

(526) Exception CR 526

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 502 and 508-510 Spadina Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (BB) below:

- (B) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (C) Despite Regulation 40.5.40.10(1) and (2), the **average grade** shall be measured at the geodetic datum point of 106245.
- (D) Despite Regulation 40.10.40.70(2) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to supply by-law ##];
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 12,486 square metres, of which:
- (i). A maximum of 4,039 square metres of non-residential **gross floor area** is permitted; and
 - (ii). A maximum of 8,447 square metres of residential **gross floor area** is permitted;
- (F) Despite Regulation 40.5.40.10(4), the height of a mechanical penthouse may exceed the permitted maximum **building** height by 6.9 metres; and
- (i). The mechanical penthouse is permitted to be located in the area labelled "Mechanical Penthouse" on Diagram 3 of By-law [Clerks to insert By-law number].
- (G) Despite Regulation 40.5.40.10(4), the height of Fluid Cooler Exhaust, Garbage Chute Vent, Roof Access Ladder, Lightning Protection, Communications Antenna, and Solar Panels may exceed the maximum height of a mechanical penthouse by 3.0 metres;
- (H) Despite Regulation 40.5.40.10(5), the total area of the mechanical penthouse may cover no more than 48% of the area of the roof, measured horizontally;
- (I) Despite Regulation 40.5.40.10(6), unenclosed **structures** providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum **building** height by 3.0 metres, and the **structures** may be closer than 2.0 metres from the interior face of any **main wall**;
- (J) Despite Regulation 40.5.40.10(7), a parapet wall for a **green roof** may exceed the permitted maximum **building** height by 6.5 metres;
- (K) Regulation 40.10.40.10(5), with regards to the minimum height of the first **storey**, does not apply;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, the required minimum number of **parking spaces** is 4 and may be shared on a non-exclusive basis for all residential and

non-residential uses;

- (M) Despite Regulation 200.15.10, the required minimum number of accessible **parking space(s)** is 1;
- (N) Despite Regulation 40.10.80.20(1) and (2), a **parking space** that is not in a **building** or **structure** must be set back at least 0.25 metres from a **lot line**;
- (O) Despite Regulation 200.15.1(1)(B), the required minimum width of an accessible **parking space** is 3.4 metres;
- (P) Regulation 200.5.1.10(12)(C), with regard to **vehicle** access to a **building**, does not apply;
- (Q) Despite Regulation 200.5.1.10(13), other than **stacked parking spaces** and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature, or a Type "G" **loading space** for garbage and recycling pickup only;
- (R) Despite Clause 220.5.10.1, 1 Type "B" and 1 Type "G" **loading spaces** must be provided on the **lot**;
- (S) Regulation 40.10.40.60(1)(C)(ii), with regards to the requirement for a platform to be located entirely behind the front **main wall** of the three **storeys** of the **building** above-ground, does not apply;
- (T) Regulation 40.10.40.60(1)(C)(iii), with regards to the maximum permitted projection of a platform, does not apply;
- (U) Despite Regulation 40.10.40.1(6), ramp providing access to the basement used for bicycle parking may be within 12 metres of a **lot** in the Residential Zone category or Residential Apartment Zone category.
- (V) Regulation 40.10.50.10(2), with regards to the requirement of a fence installed along the portion of a **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category, does not apply;
- (W) Regulation 40.10.50.10(3), with regards to the requirement for a minimum 1.2 metre wide strip of land used only for **soft landscaping**, does not apply;
- (X) Despite Regulation 40.10.90.40(1) and (3), **vehicle** access to a **loading space** may be from a **lane** or a **street**;
- (Y) Despite Regulation 40.10.100.10(1), two **vehicle** access to the **lot** may be from a **lane** or

a **street**;

- (Z) Despite Regulation 230.40.1.20(2), a “short-term” **bicycle parking space** may be more than 30 metres from a pedestrian entrance to the **building** on the **lot**; and
- (AA) Despite Regulation 40.10.40.1(1), in a **mixed use building**, all residential use portions of the **building** must be located above non-residential use portions of a **building**, other than residential lobby access.
- (BB) Regulation 230.5.1.10(9), with regards to the location of a required “long-term” **bicycle parking space** for a **dwelling unit** in an **apartment building** or **mixed use building**, does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 132 of former City of Toronto By-law 438-86; and
(B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

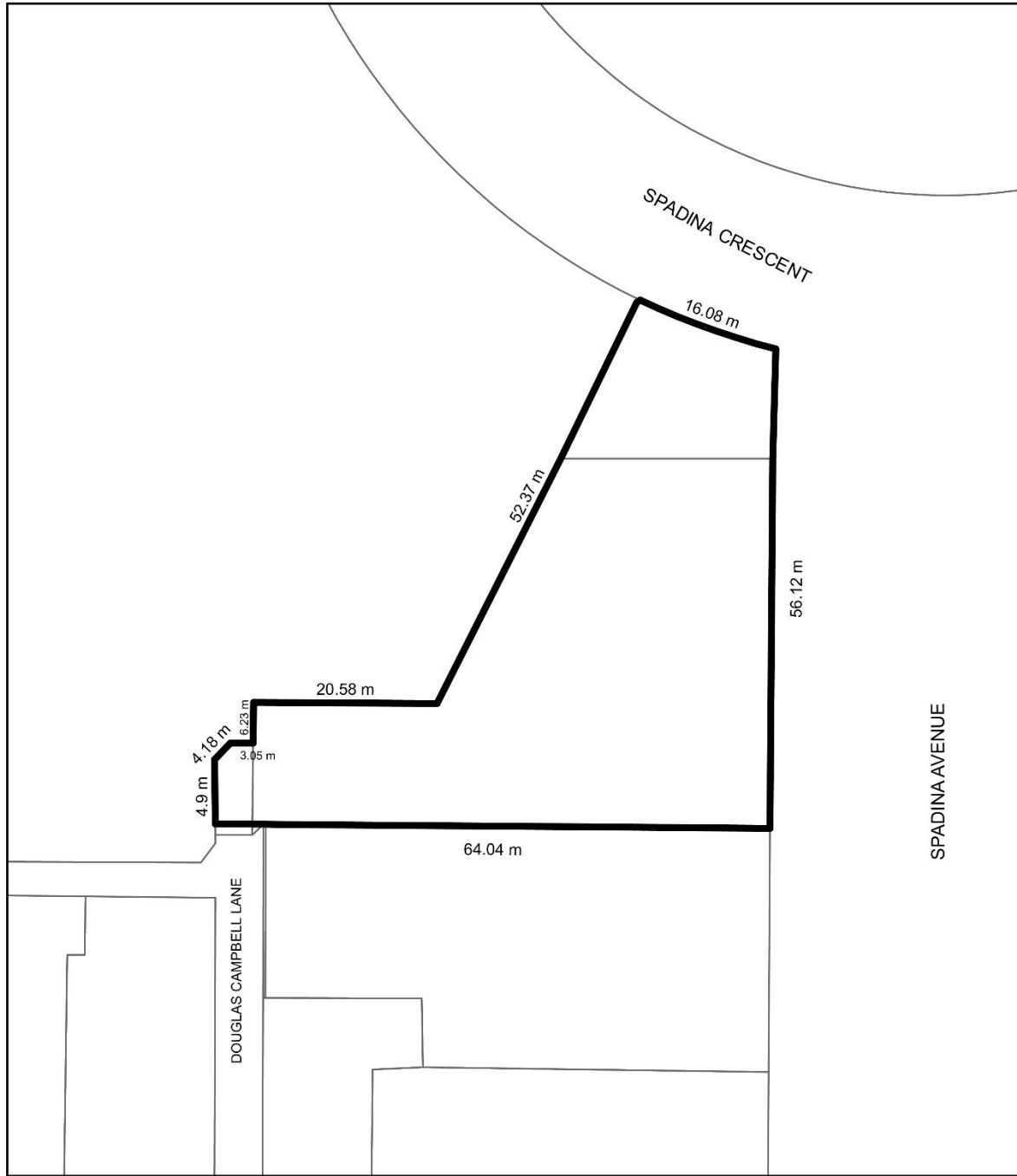
Enacted and passed on **month ##, 202#**.

Name,

Speaker

City Clerk

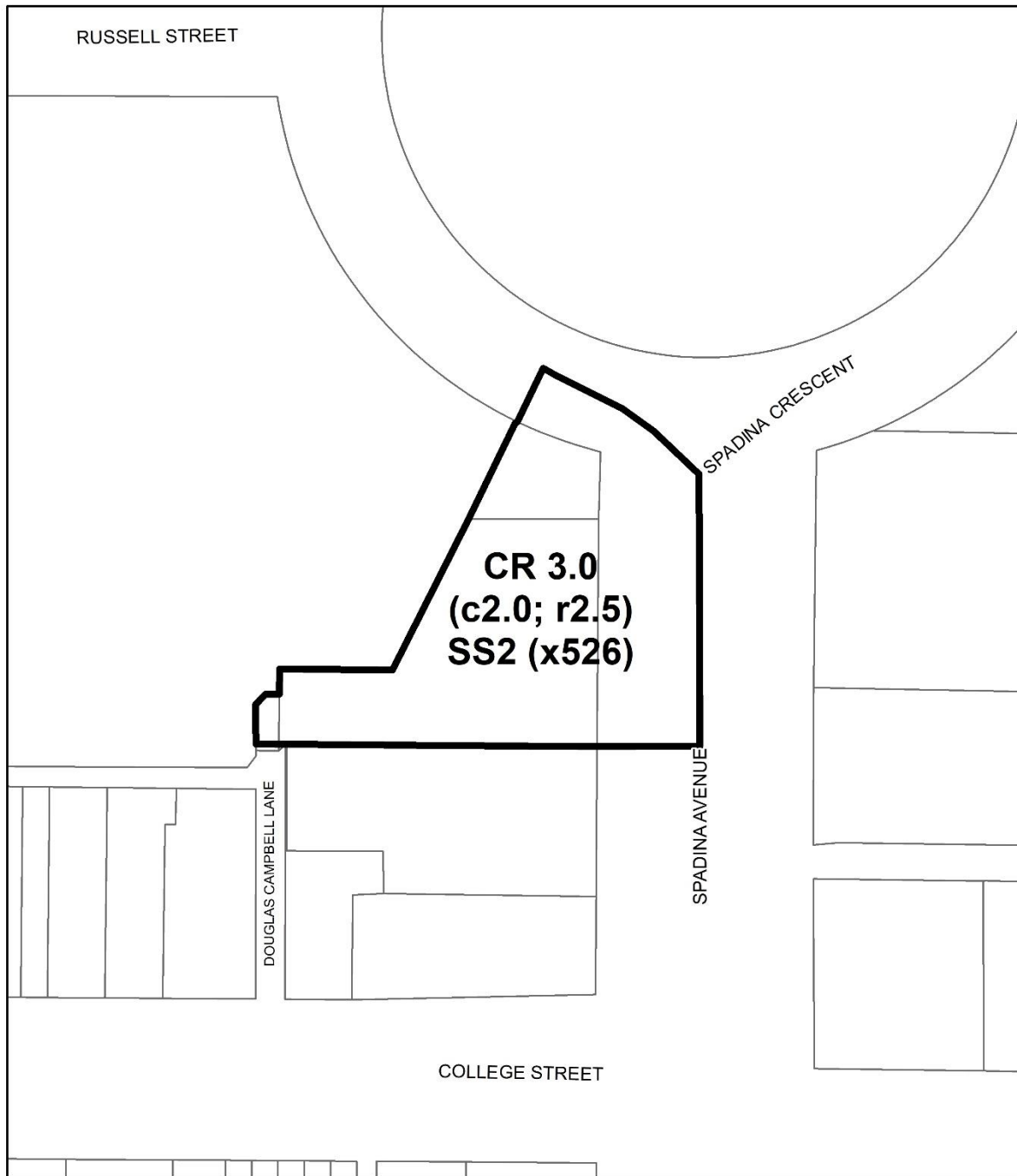
(Seal of the City)



 **TORONTO**
Diagram 1

502 and 508 - 510 Spadina Avenue

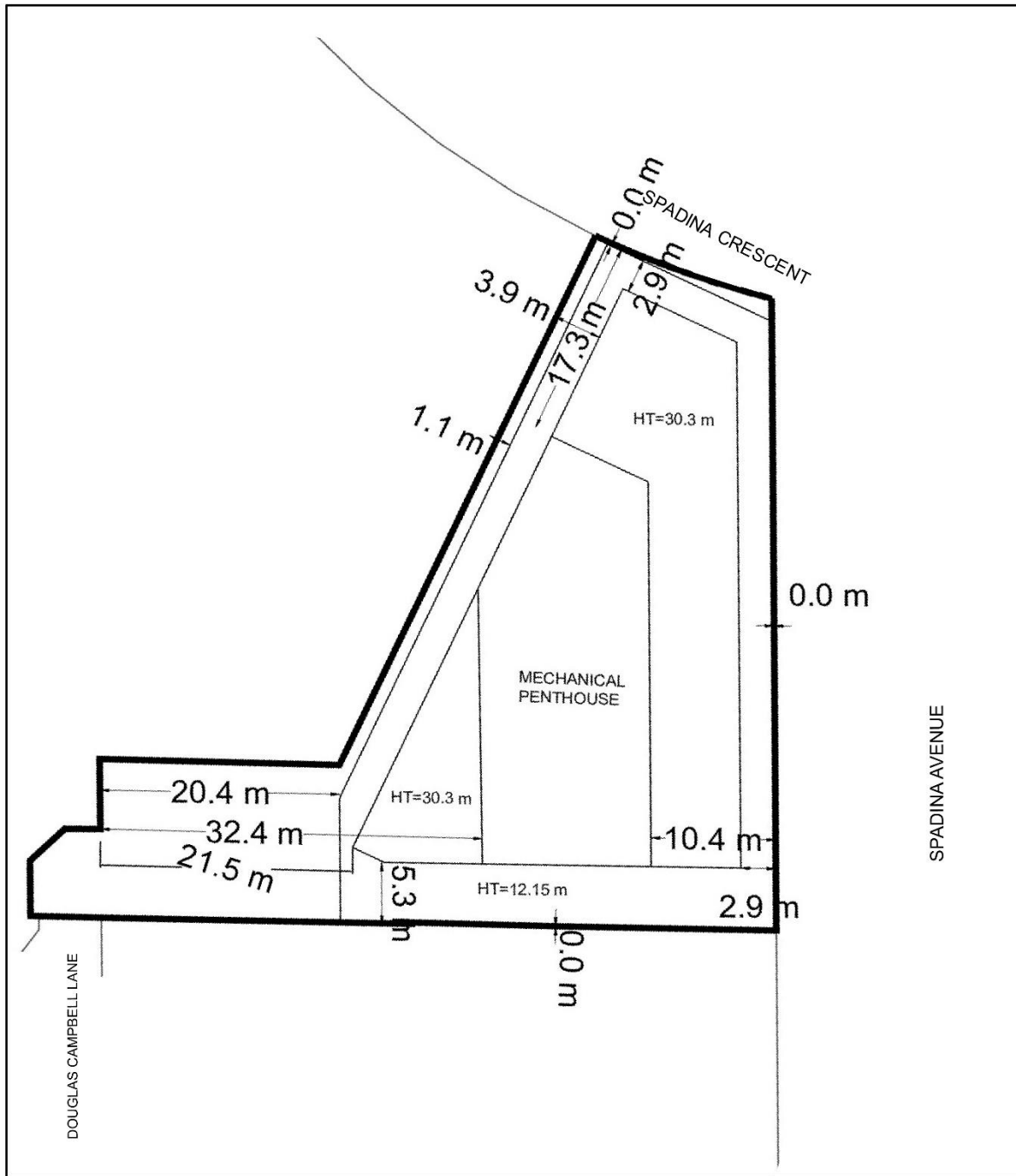
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 **TORONTO**
Diagram 2

502 and 508 - 510 Spadina Avenue

File # 21 156568 STE 11 OZ



 **TORONTO**
Diagram 3

502 and 508 - 510 Spadina Avenue

File # 21 156568 STE 11 OZ