

Authority: Toronto and East York Community Council Item **TE4.9** as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO
BY-LAW No. XX-2023**

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 182-184 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 569-2013, 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 to: CR 3.5 (c2.0; r2.5) SS2 (x856) 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 856 so that it reads:

(856) Exception CR (856)

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 182-184 Spadina Avenue, if the requirements of By-law **[Clerks to insert By-law ##]** are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below:
- (B) Despite Regulations 40.5.40.10(1) and (2), the **height** of a building or structure is the distance between the Canadian Geodetic Datum elevation of 92.9 metres in the year 2019 and the elevation of the highest point of the **building** or **structure**;
- (C) For the purposes of this exception, the **lot** comprises the lands delineated by **heavy** lines on Diagram 1 attached to this By-law **[Clerks to insert By-**

law ##];

- (D) Despite Regulation 40.10.40.10 (2), 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 [Clerks to supply by-law ##];
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (F) Despite Regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum **height** shown on Diagram 3 of By-law [Clerks to insert By-law ##]:
- (i) Equipment used for the functional operation of the **building** including electrical utilities, air units, emergency generators, mechanical and ventilation equipment, and **building** maintenance units by a maximum of 3.0 metres, and shall be set back a minimum of 5.0 metres from a **lot line** that abuts a **street**;
 - (ii) **Structures** that enclose, screen or cover the equipment, structures and parts of a building listed in (i) above, inclusive of the mechanical penthouse, by a maximum of 3.0 metres;
 - (iii) Linen chute overruns, photovoltaic solar energy devices, signage, and window washing equipment to a maximum of 4.5 metres;
 - (iv) Architectural features and elements, guard rails, **landscaping** features, guardrails, bollards, railings, skylights and parapets, by a maximum of 2.0 metres;
 - (v) **Structures** associated with a **green roof**, by a maximum of 2.0 metres; and,
 - (vi) Trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop terraces, by a maximum of 3.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the lot is 12,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 0 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 12,000 square metres; and,

- (iii) the permitted maximum **interior floor area** for an **eating establishment** is 950 square metres;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law Number];
- (I) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (J) Despite Clause 40.10.40.60, and Clauses (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (ii) **Landscape** features, wheel chair ramps, light fixtures, stairs and stair enclosures, awnings, canopies, railings, fences, vents, stacks, mechanical air shafts, chimneys, and window washing equipment by a maximum of 2.0 metres;
 - (iii) Architectural features or elements, including associated **structures**, fins or glazing by a maximum of 1.0 metre and no **setback** from a **lot line** is required; and,
 - (iv) Private terraces located on the roof of the third storey of the **building**, to a maximum of 2.5 metres;
- (K) Despite Regulation 40.10.50.10(3), if a lot in the CR zone abuts a lot in the Residential Zone category or Residential Apartment Zone category, no soft landscaping must be provided along the part of the lot line abutting the lot in the Residential Zone category or Residential Apartment Zone category;
- (L) Despite Regulation 200.5.1.10(2)(A), a maximum of six **parking spaces** may have a minimum width of 2.6 metres, a minimum length of 4.4 metres and a minimum vertical clearance of 2.0 metres and must be identified as being for small cars;
- (M) Despite Regulation 200.5.1.10(6), a **tandem parking space** must have the following minimum dimensions:
 - (i) length of 4.5 metres;
 - (ii) width of 2.6 metres; and,
 - (iii) vertical clearance of 2.0 metres;

- (N) Despite Regulation 200.5.1.10(12)(B), the **vehicle** entrance and exit of each **vehicle** elevator in (O) below must have a minimum width of 3.0 metres;
- (O) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be from a **vehicle** elevator with a minimum width of 3.0 metres;
- (P) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a maximum of 34 **parking spaces** are permitted on the **lot**;
- (Q) Despite Regulation 200.15.10(1) and (2), no accessible **parking spaces** are required on the **lot**;
- (R) Despite Regulation 220.5.10.1(6), a minimum of one (1) Type “B” **loading space** and one (1) Type “C” **loading space** are required on the **lot**; and,
- (S) Despite Regulation 230.5.10.1(1), a minimum of four (4) **short-term bicycle parking spaces** and eight (8) **long-term bicycle parking spaces** are required on the **lot**.

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.

Enacted and passed on April ##, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





