

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

**CITY OF TORONTO**

**BY-LAW ###-YEAR**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 31, 33 and 37 Gladstone 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 a zoning by-law may include Holding (H) symbol pursuant to section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning 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, and further described as “Part A” and “Part B”.
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:
  - (A) Amending the zone label on the Zoning By-law Map in Section 990.10 for the portion of the lands described as “Part A” on Diagram 1 attached to this by-law from a zone label of (R) (d1.0)(x804) to a zone label of CR 3.0 (c1.0; r2.5) SS2 (x862) as shown on Diagram 2 attached to this By-law; and
  - (B) Adding the portion of the lands described as “Part B” on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: CR 3.0 (c1.0; r2.5) SS2 (x862) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the portion of the lands described as “Part B” on Diagram 1 attached to this by-law to the Policy Areas Overlay Map in Article 995.10.1, and applying no value.

5. Zoning By-law 569 -2013, as amended, is further amended by:
  - (A) Amending the Height Overlay Map in Article 995.20.1 for the portion of the lands described as “Part A” on Diagram 1 attached to this by-law from a height label of HT 11.0 to a height label of HT 16.0 as shown on Diagram 3 attached to this by-law; and
  - (B) Adding the portion of the lands described as “Part B” on Diagram 1 attached to this by-law to the Height Overlay Map in Article 995.20.1 and applying the following height label to these lands: HT 16.0, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands described as “Part B” on Diagram 1 attached to this by-law to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value
7. Zoning By-law 569-2013, as amended, is further amended by removing the label “B2” for the portion of the lands described as “Part A” in Diagram 1 attached to this by-law in the Rooming House Overlay Map in Article 995.40.1.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 862 so that it reads:

(862) Exception CR (862)

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 31, 33 and 37 Gladstone 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 (M) 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 of 92.06 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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 insert By-law ##];
- (D) 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;

- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) 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) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
  - (ii) divider screens, visual screens, sound barriers, acoustical screens, and privacy screens by not more than 2.0 metres; and
  - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 2,910 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 2,910 square metres;
- (G) Despite Regulations 40.10.20.10(1), 40.10.20.20(1) and 40.10.20.40(1) only **dwelling units** in an **apartment building** are permitted on the **lot**.
- (H) Despite Regulation 40.10.40.50(1) and (2), a **building** with 20 or more **dwelling units** must provide **amenity space** on the **lot** at the following rate:
- (i) at least 2.64 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) at least 2.2 square metres for each **dwelling unit** of outdoor **amenity space**;
- (I) Despite Regulation 40.10.40.70(2) required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (J) Despite Clause 40.10.40.60 and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) exterior stairs, access ramps and elevating devices, by a maximum of 0.5 metres;
  - (ii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;

- (iii) window projections, including bay windows and box windows, by a maximum of 0.5 metres;
  - (iv) **Green roof** and associated elements, including parapets and sloped toppings by no more than 0.5 metres; and
  - (v) **Landscape** partitions dividing outdoor recreation areas and wind mitigation elements by no more than 0.5 metres.
- (K) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be from a **vehicle** elevator;
- (L) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 21 residential occupant **parking spaces**;
  - (ii) No residential visitor **parking spaces** are required;
- (M) Regulation 200.15.1(4), with respect to the location of an accessible **parking space** does not apply
- (N) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) A minimum of 28 "long-term" **bicycle parking spaces**; and
  - (ii) A minimum of 6 "short-term **bicycle parking spaces**;

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

## 9. Holding Provisions

- (A) The lands zoned with the "(H)" symbol delineated by heavy lines on Diagram 2 attached to and forming part of this By-law must not be used for any purpose other than those uses and buildings existing on the site as of date of passing this By-law until the "(H)" symbol has been removed.
- (B) An amending by-law to remove the "(H)" symbol may be enacted by City Council with respect to lands when the following conditions have been fulfilled to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, the General Manager, Toronto Water, and Council:
  - (i) A phasing plan be prepared related to the release of the existing on-site sewer easement and municipal sewer, per City standard

procedures.

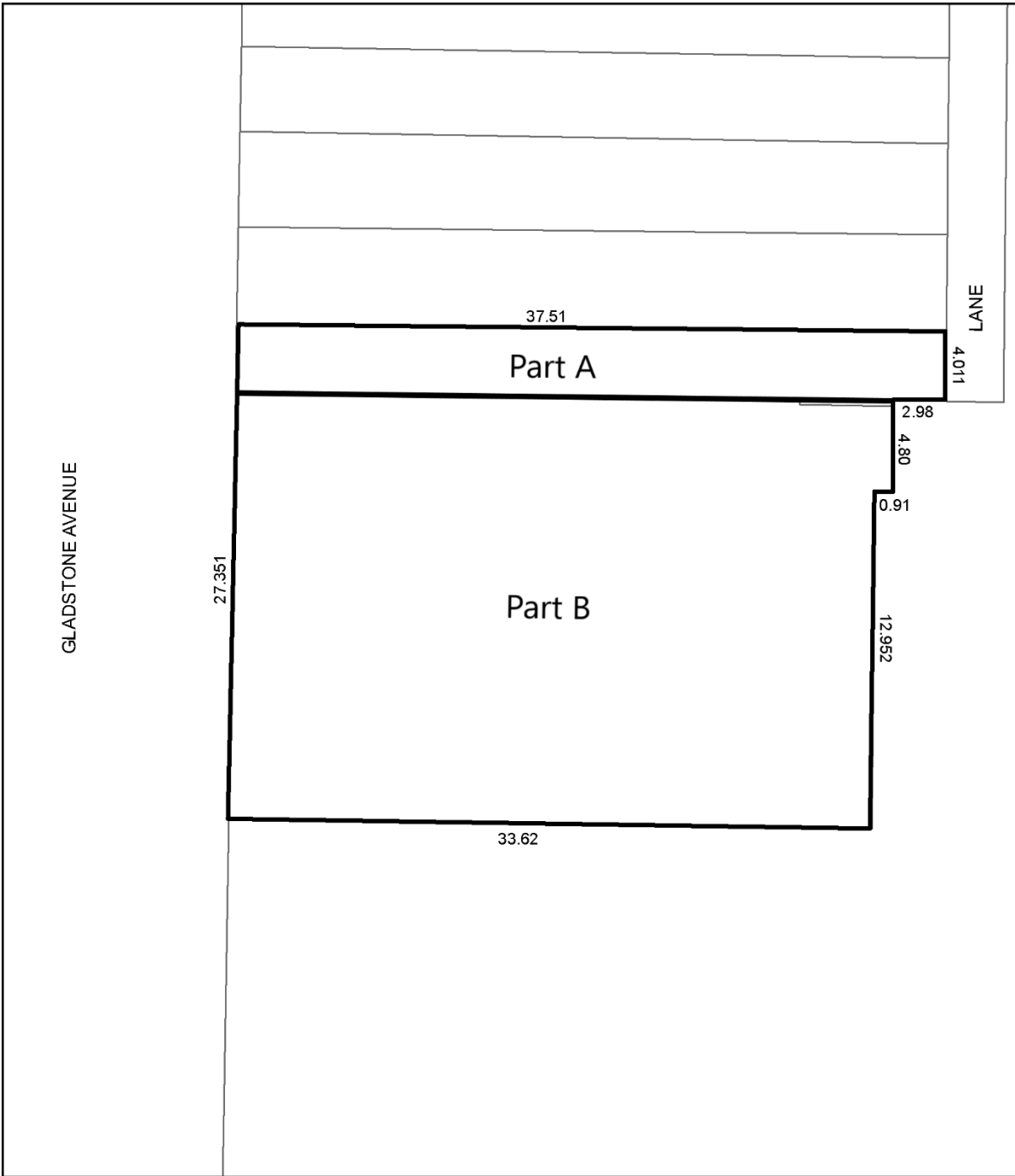
- (ii) the relocated city sewer has been constructed and is operational
- (iii) an appropriate sewer easement has been granted to the City; and
- (iv) A plan regarding the responsibility for undertaking this work, be prepared in accordance with City standard procedures.

Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1

31-37 Gladstone Avenue

File # 18 156712 STE 18 0Z

