

550 Adelaide Street East – Zoning By-law Amendment Application – Decision Report – Approval

Date: June 6, 2023

To: Toronto and East York Community Council or City Council

From: Director, Community Planning, Toronto and East York District

Ward: 13 - Toronto Centre

Planning Application Number: 21 240866 STE 13 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law for the property at 550 Adelaide Street East to permit a 29-storey (93 metres plus 6.5 metre mechanical penthouse) mixed-use building with a vehicle dealership on the ground floor and residential uses above. The application consists of approximately 20,322 square metres of gross floor area, including 1,012 square metres of non-residential gross floor area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 550 Adelaide Street East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Before introducing the necessary Bills to City Council for enactment, City Council require the owner to:
 - a) Submit to the Chief Engineer and Executive Director of Engineering and Construction Services for review and acceptance, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development;
 - b) Make satisfactory arrangements with Engineering and Construction Services and enter into the appropriate agreement with the City for the design and construction of any improvements to the municipal infrastructure, should it be

determined that upgrades are required to the infrastructure to support this development, according to the accepted Functional Servicing Report accepted by the Chief Engineer and Executive Director of Engineering and Construction Services;

c) Provide a landscape plan to the satisfaction of the Supervisor, Tree Protection and Plan Review; and

d) Withdraw its appeals of Official Plan Amendment 525 and Zoning By-law 393-2021 (Appeal 33) from the OLT proceedings.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A Preliminary Report on the application was adopted by Toronto and East York Community Council on April 21, 2022. A Motion was adopted that required City staff to hold the Community Consultation Meeting for this application after the 2022 municipal election and create a working group and consult with the local community as part of the Site Plan Control application process.

The Toronto and East York Community Council Decision is available here:
<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.39>

THE SITE

Description: The site is located at the northeast corner of Berkeley Street and Adelaide Street East, with an irregular shaped lot that extends east to Parliament Street. It has a frontage of 90 metres along Adelaide Street East and 40 metres along Berkeley Street. The site abuts, to the north, a privately-owned pedestrian walkway running east-west. The north property line jogs south around a semi-detached house fronting onto Parliament Street.

The property abutting the site to the north at 120 Parliament Street contains a residential development that was approved by City Council in 2015, and now known as the East United Condominiums.

Existing Use: A 2-storey vehicle dealership and maintenance facility with an underground garage.

THE APPLICATION

Description: A 29-storey building (99.5 metres including mechanical penthouse), with a vehicle dealership on the ground floor and mezzanine, and residential units within the tower above.

Density: The floor space index is 9.7 times the lot area, with a total gross floor area of 20,322 square metres.

Dwelling Units: 240 dwelling units are proposed, comprised of 123 one-bedroom units (51.3%), 91 two-bedroom units (37.9%), and 26 three-bedroom units (10.8%).

Non-Residential Use: A 1,012 square metre vehicle dealership is proposed in the ground floor and mezzanine of the building. The dealership contains vehicles for display and sale, as well as a pick-up and drop-off function which will allow customers to drop their vehicles off so that they can be serviced at a maintenance facility off-site.

Amenity Space: 4.19 square metres per unit of combined indoor and outdoor amenity space (1,006 square metres).

Parking, Loading, and Access: Access to the site is proposed from the existing driveway along Berkeley Street to a 3 levels of underground parking (64 residential and 36 commercial and visitor parking spaces), 1 type-G loading space and 275 bicycle parking spaces (249 long-term and 26 short-term).

Additional Information: See Attachments No. 1, 2, and 7 of this report for the, Application Data Sheet, Location Map, and site plan of the proposal. See Attachment No. 8 for a 3D representation of the proposal, and Attachment 9 for building elevation plans. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: toronto.ca/550adelaideste

Reasons for Application:

The Zoning By-law Amendment application proposes to amend Zoning By-law 569-2013 to vary performance standards including: building height, gross floor area, building setbacks and minimum parking requirements.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to provincial plans.

Official Plan

The site is located on lands within the Downtown and Central Waterfront area and is designated Regeneration Areas. See Attachment 3 of this report for the Official Plan Land Use Map.

Downtown Secondary Plan

The majority of the site is designated Mixed Use Areas 2 - Intermediate, with the exception of the western portion of the site along the Berkeley Street frontage which is designated Mixed Use Areas 4 - Local. Development in Mixed Use Areas 2 will include building typologies that respond to their site context, including midrise and some tall buildings, and development in Mixed Use Areas 4 will be of a low-rise scale, generally four storeys or less in height, which will be compatible with the existing physical character of the neighbourhood as well as the planned context. See Attachment 4 of this report for the Downtown Secondary Plan Land Use Map.

King-Parliament Secondary Plan

The site is within Regeneration Area 'A' (Jarvis-Parliament), which is intended to accommodate significant growth, having a mix of compatible land uses including commercial, industrial, institutional, residential, live/work and entertainment uses within new and existing buildings.

Berkeley Street is identified as a Special Street with a small-scale and fine-grained character that is to be maintained and enhanced.

Official Plan Amendment 525 - King-Parliament Secondary Plan Review

On May 5, 2021, City Council approved the updated King-Parliament Secondary Plan and implementing Zoning By-laws. While the Secondary Plan and the implementing Zoning By-laws are under appeal at the Ontario Land Tribunal, including a site specific appeal for the subject site, and are not yet in-force, staff considered the updated Secondary Plan for additional guidance with respect to the planned context.

The site is located in the Old Town Policy Area, which is intended to accommodate context-specific growth that is responsive to the form and scale of surrounding buildings, and will support a balance of residential, commercial and institutional uses.

The updated King-Parliament Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/planning-studiesinitiatives/king-parliament-secondary-plan-review/>

Zoning

The site is zoned Commercial Residential Employment CRE (x57) in By-law 569-2013, with a permitted height of up to 23 metres. This zone permits a wide range of residential, commercial, industrial, recreational and institutional uses.

As part of the King-Parliament Secondary Plan Review, By-law 393-2021 rezoned the site to Commercial Residential CR SS1 (x339). The permitted height is 12 metres along the Berkeley Street frontage, and 72 metres for the rest of the site. By-law 393-2021 is currently under appeal. Amending By-law 393-2021 can be found here: <https://www.toronto.ca/legdocs/bylaws/2021/law0393.pdf>

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines;
- King Parliament Urban Design Guidelines;
- Growing Up Guidelines: Planning for Children in New Vertical Communities;
- Toronto Accessibility Design Guidelines; and
- Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. The TGS can be found here:

<https://www.toronto.ca/citygovernment/planning-development/official-plan-guidelines/toronto-green-standard/>

COMMUNITY CONSULTATION

Staff hosted a virtual Community Consultation Meeting on January 26, 2023. Approximately 93 people participated, as well as the Ward Councillor. Following a presentation by City Planning staff and the applicant, the following comments and issues were raised:

- The proposed building height is inappropriate for the site;
- The development is too close to the building at 120 Parliament Street;
- Shadow impacts of the proposed development on adjacent buildings;
- Loss of views by residents in adjacent buildings;
- Concerns about the inclusion of an automotive use at this location;
- Increased traffic on adjoining streets; and,
- Impacts of noise, dust, and road closures during construction.

The concerns expressed at the Community Consultation Meeting were primarily regarding the impacts of the proposed development, such as views, building separation and shadow impacts in relation to the building at 120 Parliament Street, directly north of the site.

Staff have corresponded with residents and members of the community throughout the development review process.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to review submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application. These submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Framework

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS, and conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The proposal is consistent with the PPS and conforms with the Growth Plan.

Land Use

The proposed land uses conform to the Official Plan and the King-Parliament Secondary Plan. In addition to residential uses, the application proposes to maintain the automotive use that currently exists on the subject site. The scale of the use has been reduced in comparison to what is currently present on site, to include only a vehicle dealership and ancillary functions. The service and storage component of the vehicle dealership would be conducted off-site. The inclusion of a non-residential use within the proposed development is consistent with the policies of the King-Parliament Secondary Plan and provides an appropriate mix of uses on the site.

Unit Mix

The proposal includes 240 residential dwelling units, including 123 one-bedroom units (51.3%), 91 two-bedroom (37.9%) and 26 three-bedroom (10.8%) units.

City Planning staff are satisfied that the proposal meets the unit mix requirement in the Downtown Secondary Plan, namely that the new development will include:

- a minimum of 15 per cent of the total number of units as two-bedroom units;
- a minimum of 10 per cent of the total number of units as three-bedroom units; and
- an additional 15 per cent of the total number of units will be a combination of two-bedroom and three-bedroom units or units that can be converted to two- and three-bedroom units through the use of accessible or adaptable design measures.

Built Form and Site Organization

The proposed site organization, built form, and massing of the building conforms with applicable policies in the Official Plan and the King-Parliament Secondary Plan. Furthermore, the proposal meets the intent of the Tall Buildings Design Guidelines.

The proposed 29-storey height is consistent with the existing and planned context as well as recent approvals in the area. The tower is set back 12 metres from Berkeley Street as required in the King-Parliament Secondary Plan Zoning By-law 393-2021, with a 25-metre tower separation distance to the building at 120 Parliament Street in accordance with policies of the Official Plan, Zoning By-law, and Tall Building Design Guidelines. The tower is generally located in the Mixed Use Area 2 designation for the site, whereas the 3-storey base building is generally located in the Mixed Use Area 4 designated portion of the site.

The base building is 3 storeys along the Berkeley Street frontage and 4 storeys along most of the north and east sides of the building. The building then steps up to 5 storeys along Adelaide Street East.

The base building is setback zero metres from Adelaide Street East, and 6 metres from the north property line which is greater than the 5.5-metre setback at 120 Parliament Street. A small portion along the north frontage is located on the property line with a blank wall condition to mirror the design of the adjacent building. The separation between the base building on the subject site and the base building of the adjacent development is 12 metres. The base building is setback 2 metres from the rear property line of the semi-detached house located along Parliament Street. The design of the base building is consistent with the King-Parliament Secondary Plan policies and applicable design guidelines.

Above the base building the proposed tower is located 25 metres from the tower on 120 Parliament Street, and 8.1 metres from the north property line. The tower is setback 3 metres from the Adelaide Street East property line, and 15.3 metres to the property line abutting the semi-detached house located along Parliament Street. The tower separation distances and setbacks are appropriate in relation to the existing and planned context of the area, and are consistent with the applicable policies of the Official Plan, and the intent of the performance standards in the Tall Building Design Guidelines.

The proposed tower floor plate is 621 square metres, which is below the recommended maximum of 750 square metres as identified within the Tall Building Design Guidelines. The design of the tower responds to the unique configuration of the site by forming a teardrop shape with the narrow point facing east towards Parliament Street. This design is the result of the setback requirements from Berkeley Street, the changing direction of Adelaide Street East along the extent of the site, the geometry of the property line, and to achieve a 25-metre tower separation distance to the adjacent tower to the north. The smaller tower floor plate also limits shadow on the public realm and adjacent properties.

Pedestrian access to the vehicle dealership would be from Adelaide Street East and Berkeley Street. Offices would be located at the corner of Berkeley Street and Adelaide Street East to provide animation to the corner, while vehicle drop-off and pick-up

activities would occur within the building along Berkeley Street to provide an animated and visible use along that frontage. The residential entrance would be located at the east side of the building.

Heritage Impact and Conservation Strategy

The site is located outside of the St. Lawrence Neighborhood Heritage Conservation District, but is located next to 95 Berkeley Street, which is a designated heritage building. Heritage Planning staff have reviewed the application and are satisfied that the proposal respects the scale, form, and massing of its context including 95 Berkeley Street.

Shadow

The shadow impact resulting from the proposal is acceptable. The Official Plan requires the tower portion of a tall building be designed to limit shadow impacts on the public realm and surrounding properties. The shadow from the proposed building moves across Berkeley Street between 9:18 am and 12:18 pm on March 21 and September 21, which is acceptable in this context. The tower portion of the building will cast shadow on the tower at 120 Parliament Street from 1:18pm to 4:18pm on the dates noted above. The proposed tower does not shadow parks or open spaces.

Wind

City Planning staff have reviewed the pedestrian level wind study submitted in support of the application and are satisfied with the assessment, conclusions, and recommendations contained within the study. The study concludes that wind conditions on the surrounding sidewalks, the east-west pedestrian lane abutting the site to the north, and the areas around the access points of the building are considered acceptable for the intended pedestrian uses throughout the year.

The vehicle dealership entrance at the corner of Berkeley Street and Adelaide Street East has been recessed due to anticipated wind conditions at that location. The 5th floor amenity terrace will include a 1.8-metre high wind screen to mitigate against any wind effects on that location. These mitigation measures will be secured as part of the Site Plan Control application.

Public Realm

The proposal provides a minimum 6-metre setback from the curb to the building face along Berkeley Street and Adelaide Street East, with the exception of the portion of the site near the intersection, where the curb-to-building face distance is between 4.4 and 5.8 metres along Adelaide Street East. The proposed building is set back up to 7.4 metres from the curb along Adelaide Street East at the eastern portion of the site.

The applicant is proposing to provide a 125 square metre Privately Owned Publicly-Accessible Space (POPS) on the east corner of the site, which would provide opportunities for an enhanced public realm. This space contains seating, hardscaping, and tree planting, and provides access to the existing east-west walkway that separates the subject site from the 120 Parliament Street development.

The applicant is required to provide a 0.5 metre curb realignment along Adelaide Street East to maintain a consistent streetscape that has been achieved on developments to the west along Adelaide Street East, and to facilitate the planned bicycle infrastructure on the north side of the street.

A corner rounding at the intersection of Berkeley Street and Adelaide Street East is required. These matters, including the POPS will be secured during the Site Plan Control application.

Tree Preservation

The application proposes the removal of 13 City owned trees along Berkeley Street and Adelaide Street East. The applicant has proposed to plant 10 replacement trees along these frontages. The applicant is undertaking a "daylighting" exercise to confirm the presence of utilities along these frontages to support the proposed replanting plan. In consultation with Urban Forestry Staff, the Bill will not be introduced for enactment until the daylighting has confirmed that the proposed tree planting can be accommodated. Any alterations to the tree planting program is not expected to alter the location or orientation of the proposed development.

Traffic Impact, Access, Parking

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for the development. The study concludes that the proposal's impacts on the area's transportation network are anticipated to be minimal. Transportation Services Staff accept the conclusions of the submitted report.

The application proposes to maintain the existing driveway to the site on Berkeley Street, which would provide access to the type-G loading space on the ground level, as well as the underground garage. The proposal includes 100 parking spaces including 64 residential parking spaces and 36 shared parking spaces for visitors and vehicle dealership uses. A total of 276 bicycle parking spaces are provided, comprised of 249 long term and 26 short-term spaces.

Servicing

Engineering and Construction Services staff have reviewed the submitted materials and have identified several outstanding items for review, and require the Functional Servicing and Stormwater Management Report to be revised and submitted to the City for review and acceptance to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, prior to the enactment of the Bill.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods and include matters such as recreation, libraries, childcare, local schools, public health, and human and cultural services. Providing for a full range of

community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law, and future site plan agreement, will secure performance measures for various development features. The applicant is encouraged to achieve Tier 2 or higher to advance the objectives of the City for resilience and to achieve net-zero emissions by 2040 or sooner.

CONTACT

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SIGNATURE

Oren Tamir, Acting Director
Community Planning, Toronto and East York District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Downtown Plan Land Use Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 7: Site Plan
- Attachment 8: 3D Model of the Proposal in Context
- Attachment 9: Elevations

Attachment 1: Application Data Sheet

Municipal Address: 550 Adelaide St E Date Received: November 23, 2021

Application Number: 21 240866 STE 13 OZ

Application Type: Rezoning

Project Description: 29-storey mixed-use building

Applicant	Architect	Owner
The Planning Partnership	Giannone Petricone Associates Inc.	5050075 Ontario Limited

Existing Planning Controls

Official Plan Designation:	Regeneration Areas	Site Specific Provision:	King-Parliament Secondary Plan
Zoning:	CR SS1 (x339)	Heritage Designation:	N
Height Limit (m):	72m	Site Plan Control Area:	Y

Project Information

Site Area (sq m): 2,087 Frontage (m): 90 Depth (m): 41

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	1,451		1,731	1,731
Residential GFA (sq m):			19,585	19,585
Non-Residential GFA (sq m):	1,362		1,012	1,012
Total GFA (sq m):	1,362		20,597	20,597
Height - Storeys:	2		29	29
Height - Metres:	11		92	92

Lot Coverage Ratio (%): 82.97 Floor Space Index: 9.87

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	19,433	152

Retail GFA: 1,012
Office GFA:
Industrial GFA:
Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:				
Freehold:				
Condominium:			240	240
Other:				
Total Units:			240	240

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			123	91	26
Total Units:			123	91	26

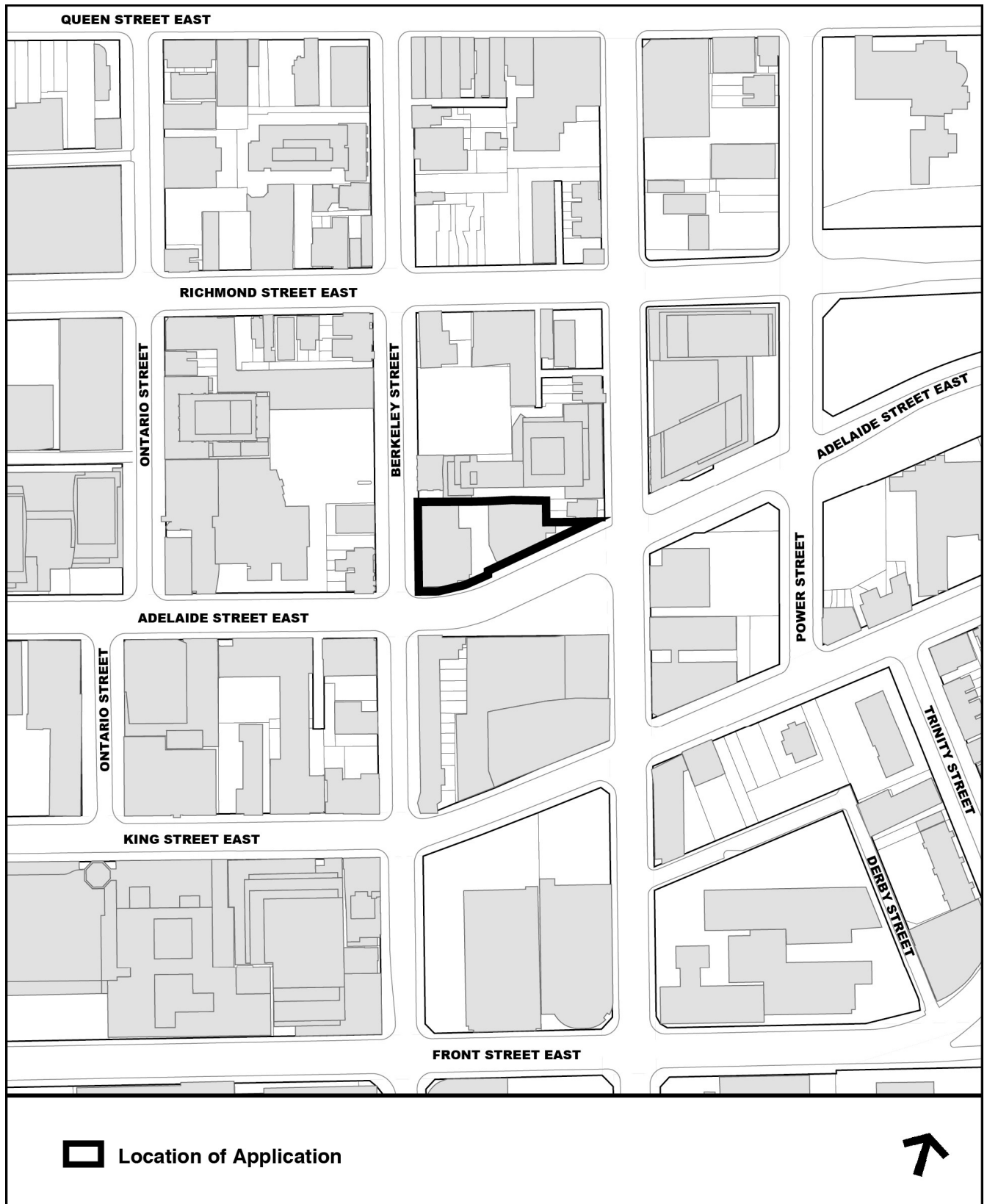
Parking and Loading

Parking Spaces: 100 Bicycle Parking Spaces: 276 Loading Docks: 1

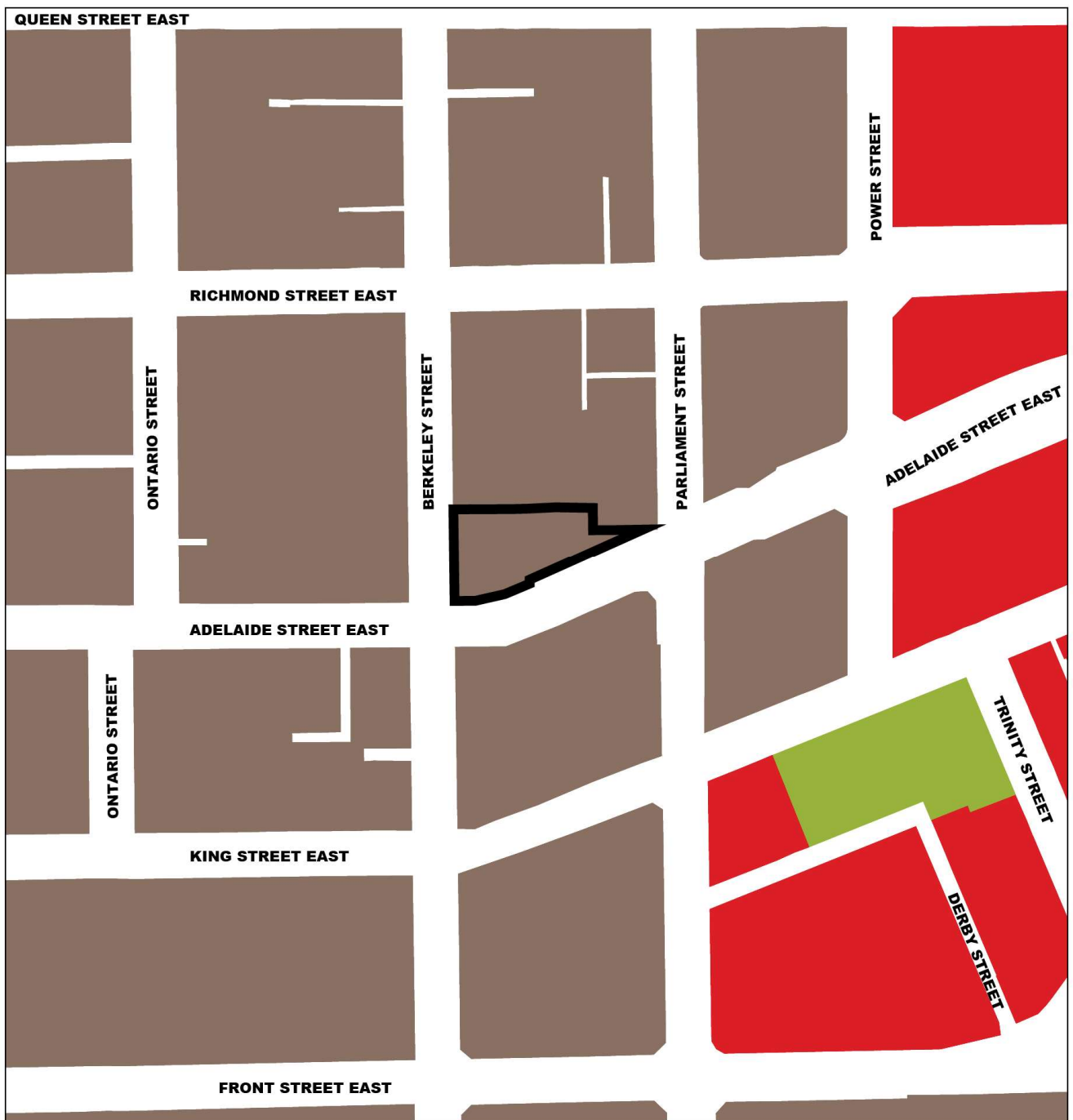
CONTACT:

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Jeremy.Humphrey@toronto.ca

Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



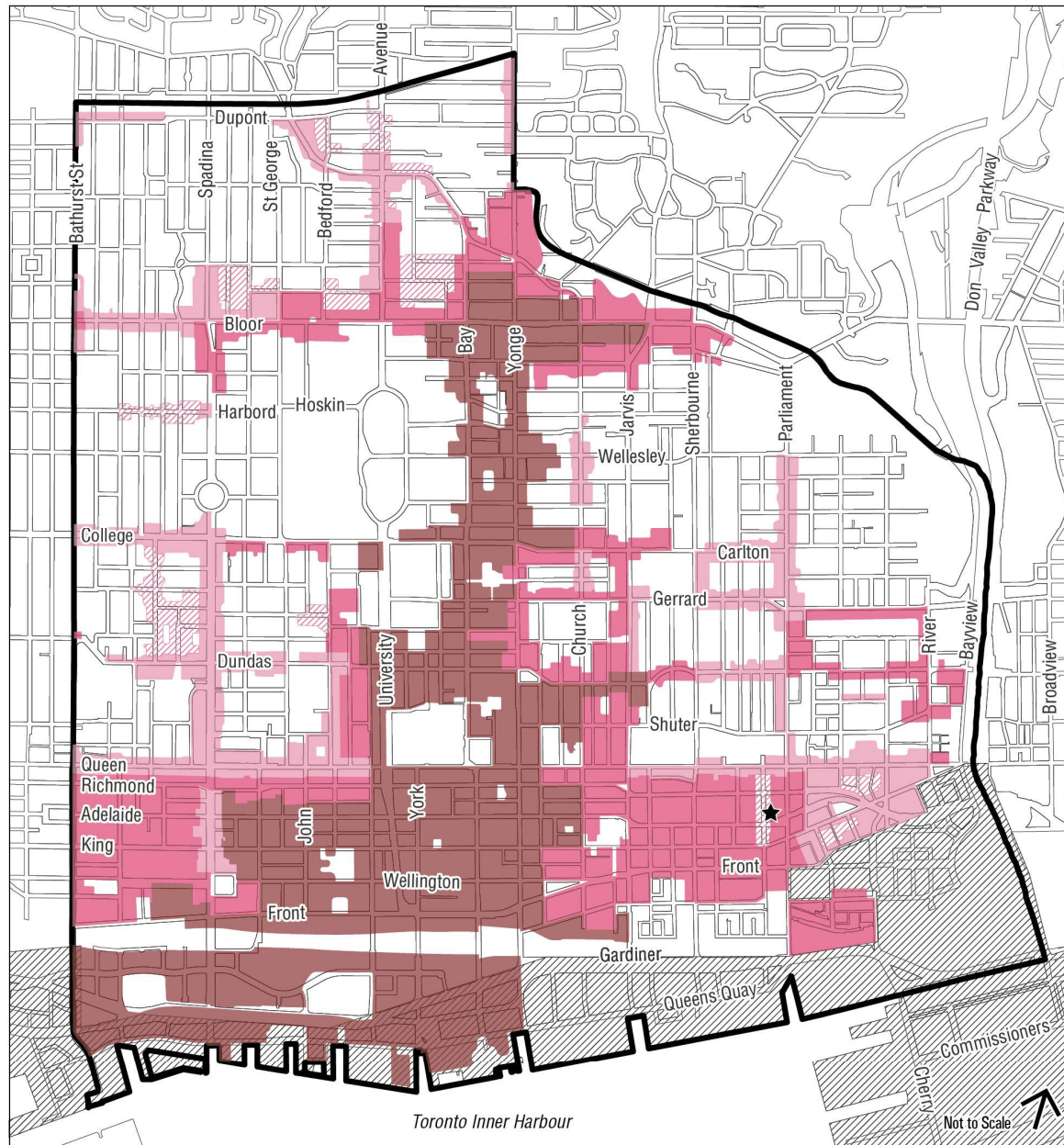
Official Plan Land Use Map #18

550 Adelaide Street East
File # 21 240866 STE 13 0Z



Not to Scale
Extracted: 11/30/2021

Attachment 4: Downtown Plan Land Use Map



Downtown Plan

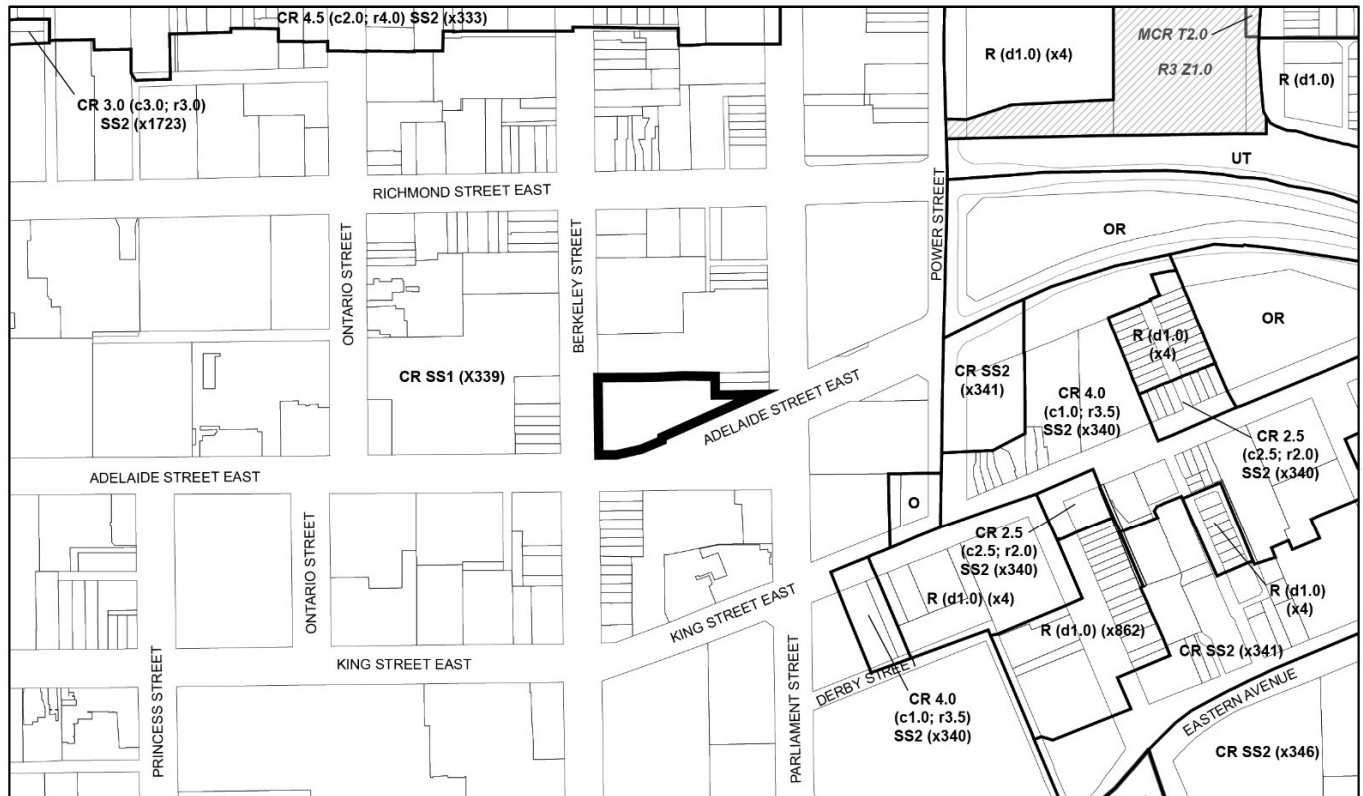
MAP 41-3 Mixed Use Areas

550 Adelaide Street East

File # 21 240866 STE 13 0Z



Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

550 Adelaide Street East

File # 21 249631 STE 12 0Z



Location of Application

R
CR

Residential
Commercial Residential

O
OR
UT

Open Space
Open Space Recreation
Utility and Transportation



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

R3
MCR
RA

Residential District
Mixed-Use District
Mixed-Use District



Not to Scale
Extracted: 03/30/2022

Attachment 6: Draft Zoning By-law Amendment

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

CITY OF TORONTO

BY-LAW ###-20XX

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 550 Adelaide Street East

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 from a zone label of CRE (x57) and CR SS1 (x399) to a zone label of CR SS1 (XX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number [X] so that it reads:

([XX]) Exception CR XXXX

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) Regulation 900.11.10(339) applies to the lands shown on Diagram 1 of By-law [Clerks to insert by-law ##];

(B) Despite (A) above, Regulation 900.11.10(339) does not apply to 550 Adelaide Street East as shown on Diagram 1 of By-law [Clerks to insert By-law ##], 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:

(C) 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 81.99 metres and the elevation of the highest point of the **building** or **structure**;

(D) Despite Regulation 40.10.20.100(26) and 150.90.20.1(2), no outdoor display or storage is permitted;

(E) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in an apartment building or a **mixed use building**;

(F) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building** provided the residential use portions do not include **dwelling units**;

(G) Despite Regulation 40.10.40.10(1)(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 ##];

(H) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law ##]; and

(i) for the purpose of this exception, a mezzanine does not constitute a **storey**;

(I) Despite Regulations 40.5.40.10(3) to (8) and Regulation (E) 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, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;

(ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 6.5 metres;

(iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 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 2.0 metres; and

(vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;

(J) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all buildings and **structures** on the lot is 21,000.00 square metres, of which:

(i) the permitted maximum **gross floor area** for residential uses is 19,700 square metres;

(ii) the permitted maximum **gross floor area** for non-residential uses is 1,300 square metres;

(K) Despite Regulation 40.10.40.70(1)(2) or (3), 40.10.40.10(5), 900.11.10 (339)(I), and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];

(L) Despite Clause 40.10.40.60, and, 40.10.40.80(1), Article 600.10.10, 900.11.10(339)(I) and Regulation (I) 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 3.0 metres by a maximum of 3.0 metres, with no setback required from a lot line;

(iii) exterior stairs, access ramps and elevating devices by a maximum of 2.0 metres;

(iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metre;

(v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;

(vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres; and,

(vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.

(M) Despite [40.10.40.60], and, 40.10.40.80(1), Article 600.10.10, 900.11.10(339)(I) and Clause (J)(ii) above, a canopy or awning or similar **structure**, with or without structural support, may encroach into required minimum **building setbacks** to a lot line abutting Adelaide Street East by a maximum of 9.0 metres, if no part of the canopy, awning or similar structure is located more than 5.5 metres above the elevation of the ground directly below it;

(N) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, and By-law 89-2022, parking spaces must be provided in accordance with the following:

- (i) a minimum of 0.0 residential occupant **parking spaces** for each **dwelling unit**;
- (ii) a minimum of 0.10 residential visitor **parking spaces** for each **dwelling unit**; and
- (iii) a minimum of 1.20 **parking spaces** for each 100 square metres of non-residential **gross floor area**.

(O) In addition to the locations a "long-term" **bicycle parking space** may be located in listed in Regulations 230.5.1.10(9)(A)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located anywhere at or below **grade** in the **building**;

(P) Despite Regulation 230.5.1.10(10), "long term" and "short term" **bicycle parking spaces** may be located in **stacked bicycle parking spaces**;

(Q) Despite Regulation 230.5.1.10(7), no change or shower facilities are required on the lot;

(R) Despite Clause 220.5.10.1, a minimum of 1 Type "G" **loading spaces** must be provided on the **lot**.

(S) The provision of **dwelling units** is subject to the following:

- (i) a minimum of 15 percent of the total number of **dwelling units** must contain two bedrooms;
- (ii) a minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms;
- (iii) an additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**; and
- (iv) convertible dwelling units, as described in (S)(iii) above, may be converted using accessible or adaptable design measures, such as knock-out panels;

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; and

6. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of non-residential space areas and dwelling units proposed on the same lot, for a period of not more than three years from the date this By-law comes into full force and effect.

Enacted and passed on [month day, year].

Jennifer McKelvie,
Deputy Mayor

John D. Elvidge,
City Clerk

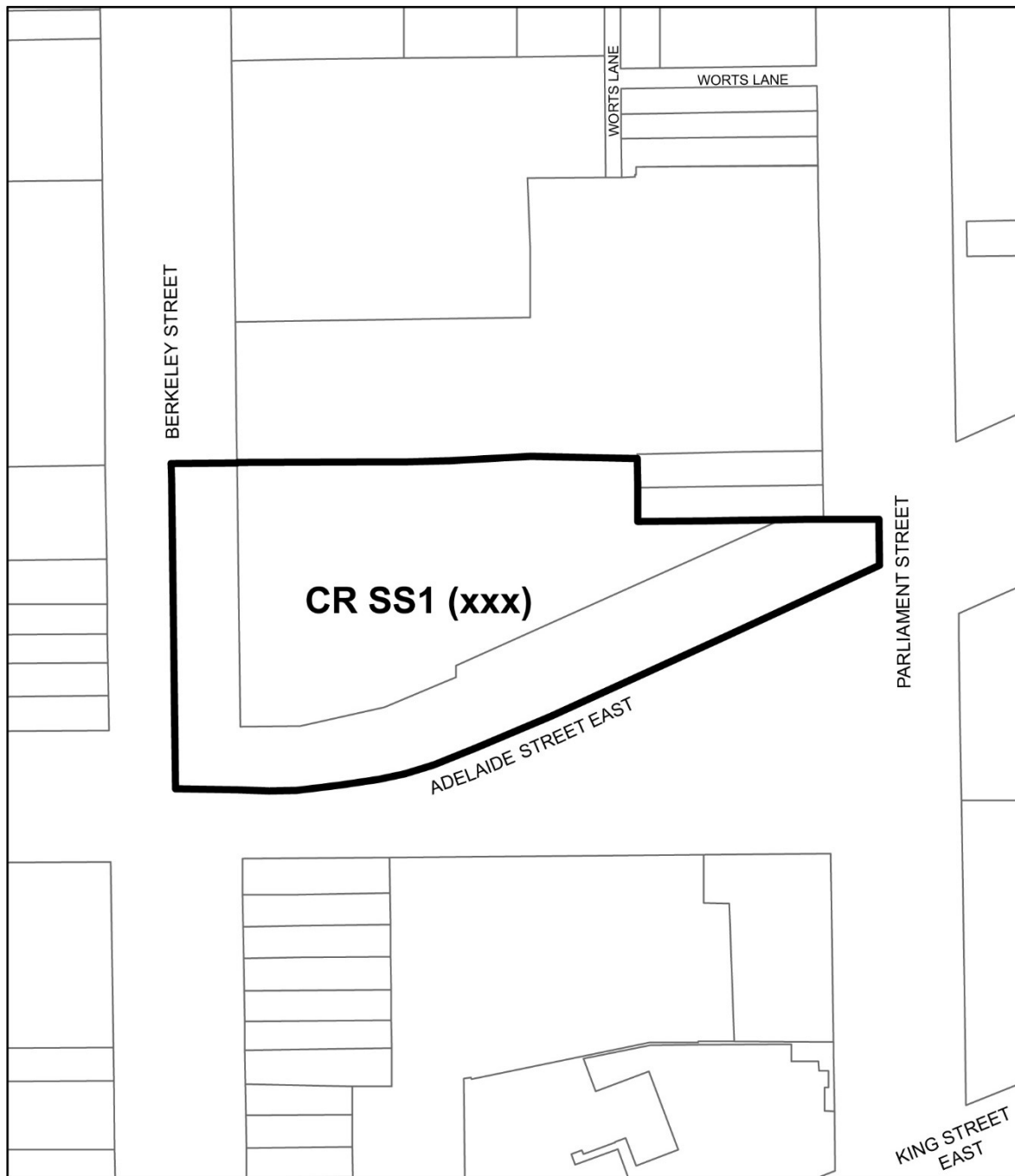


Toronto
Diagram 1

550 Adelaide Street East

File # 21 240866 STE 13 0Z

City of Toronto By-law 569-2013
Not to Scale
05/29/2023



Toronto
Diagram 2

550 Adelaide Street East

File # 21 240866 STE 13 0Z

City of Toronto By-law 569-2013
Not to Scale
05/29/2023



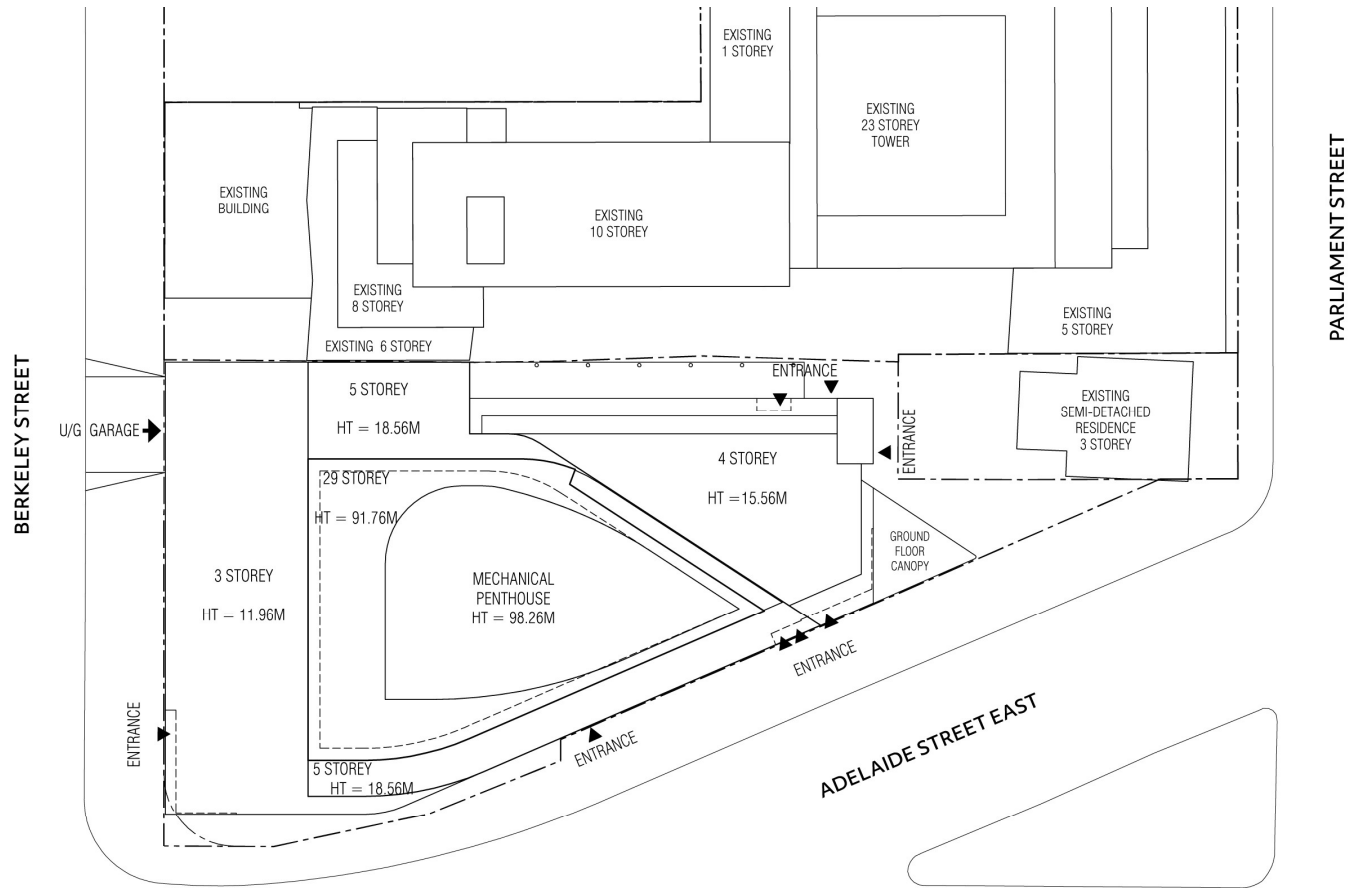
Toronto
Diagram 3

550 Adelaide Street East

File # 21 240866 STE 13 0Z

City of Toronto By-law 569-2013
Not to Scale
05/26/2023

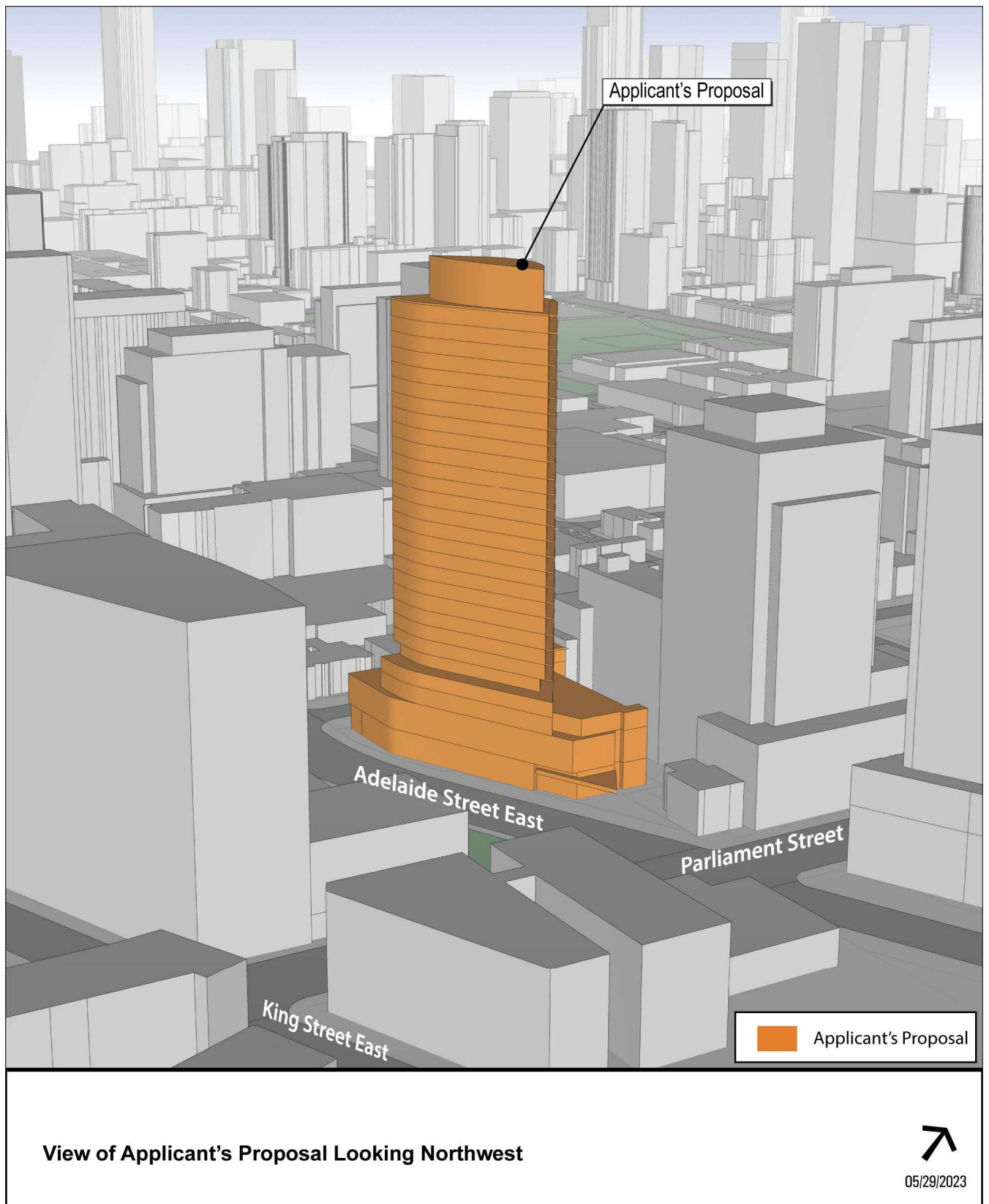
Attachment 7: Site Plan

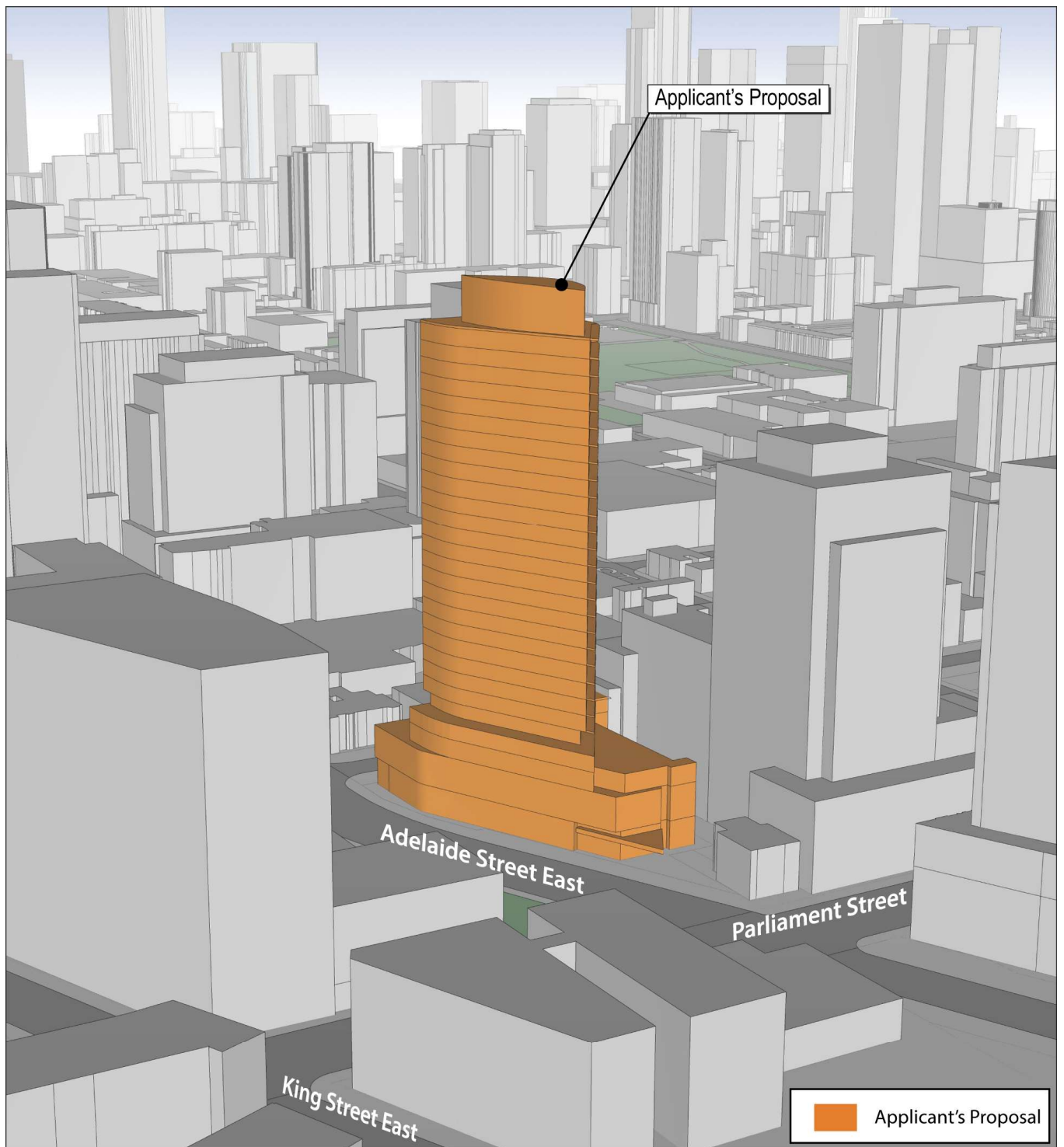


Site Plan



Attachment 8: 3D Model of the Proposal In Context



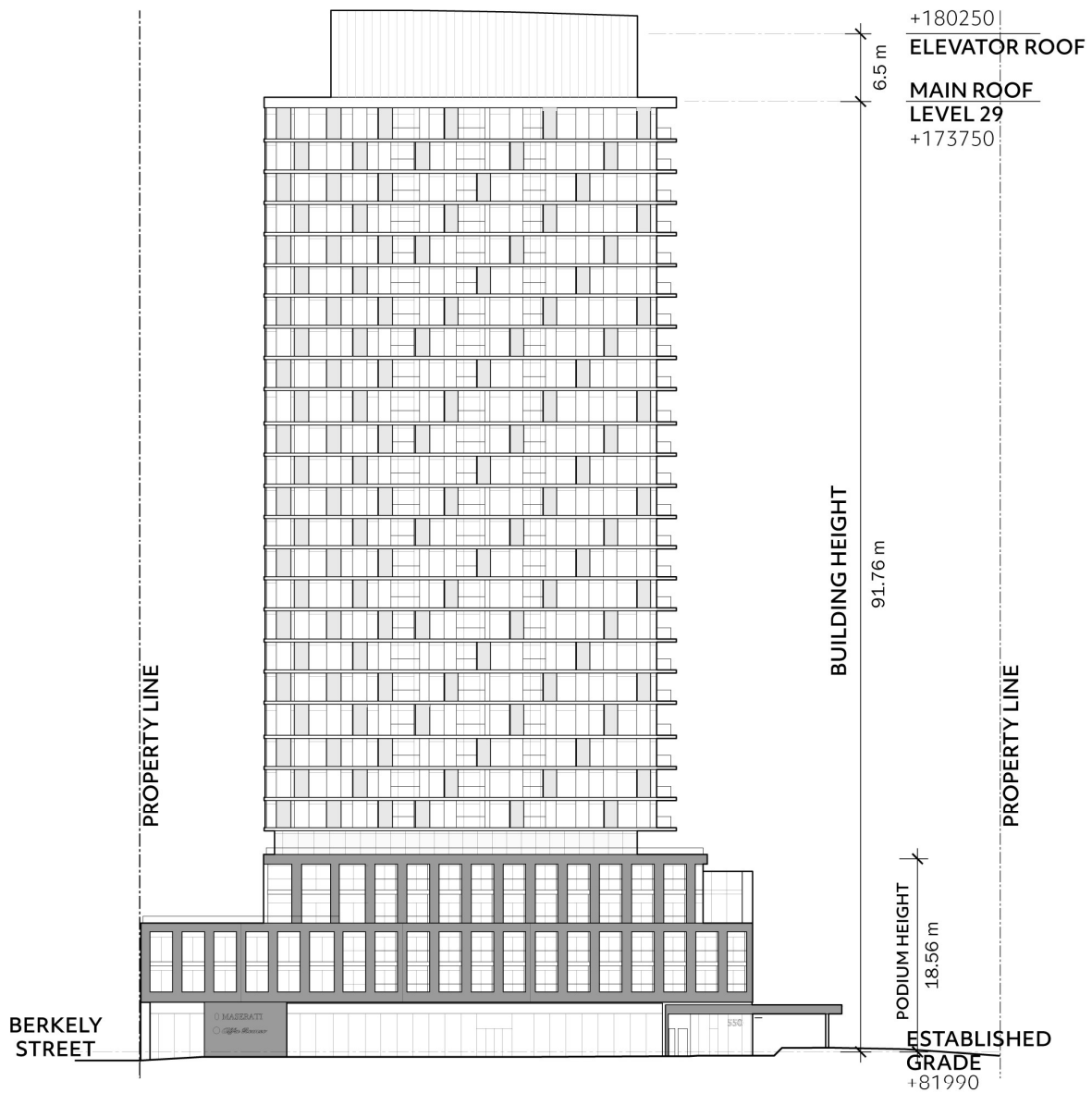


View of Applicant's Proposal Looking Northwest

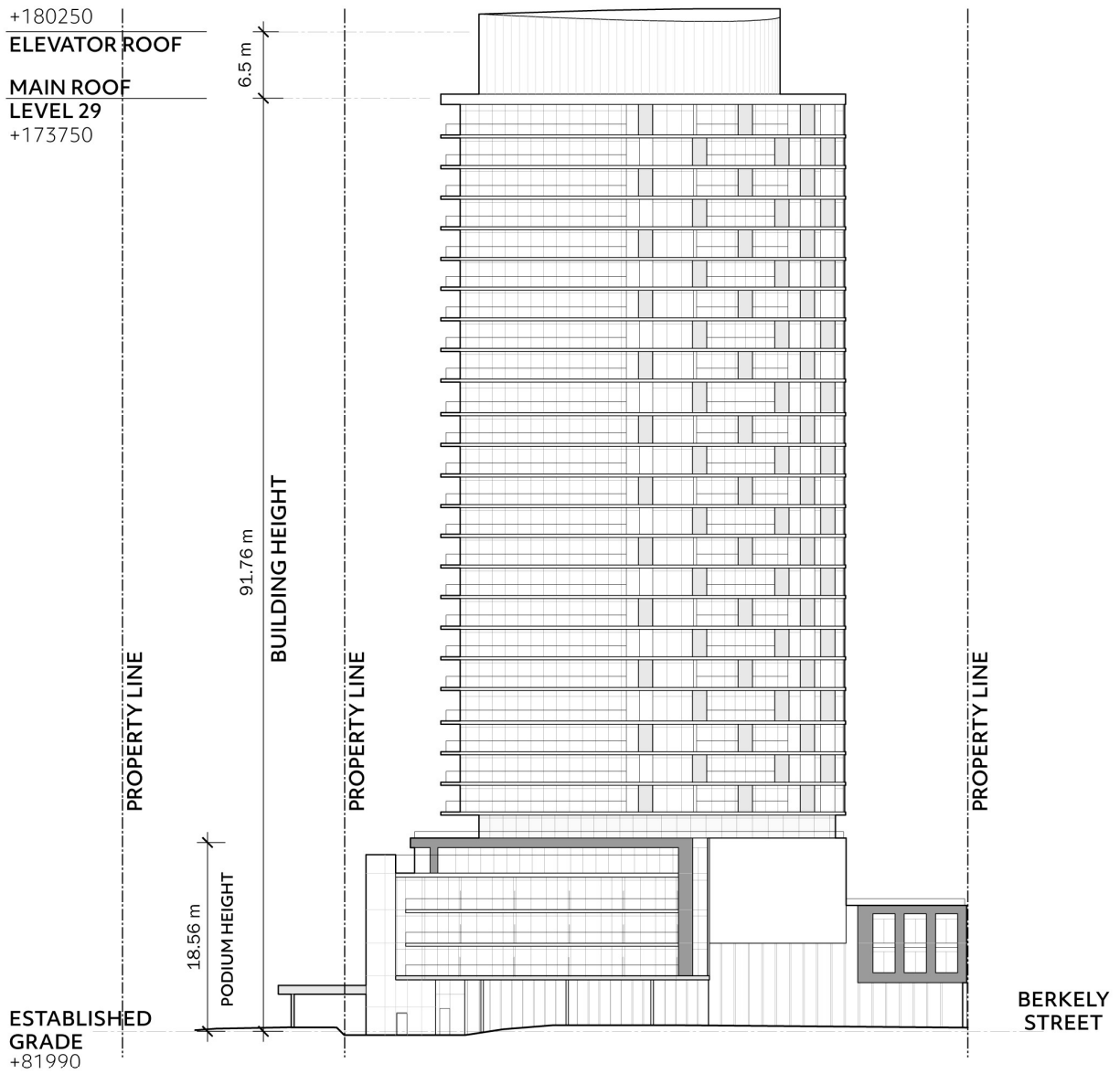


05/29/2023

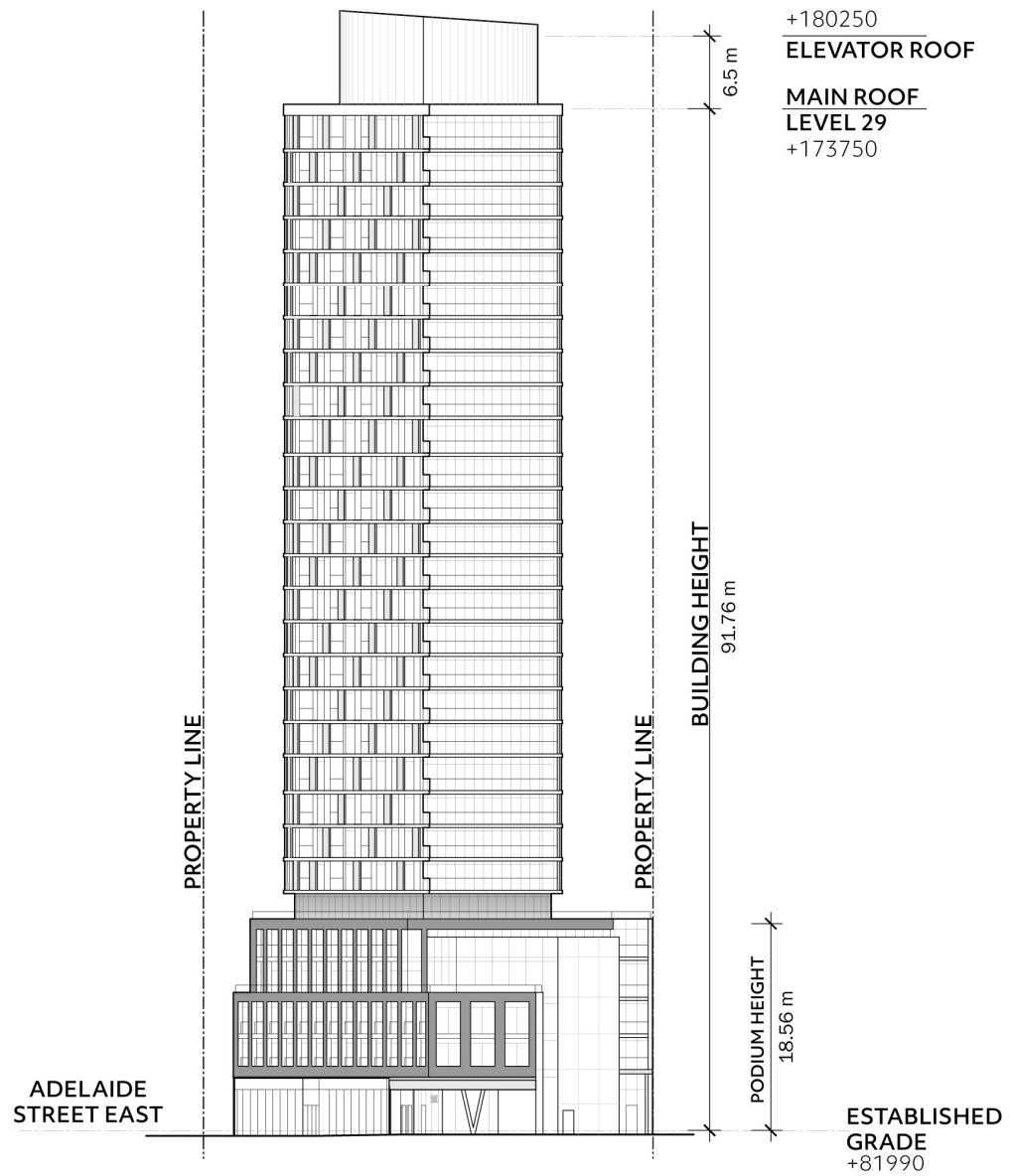
Attachment 9: Elevations



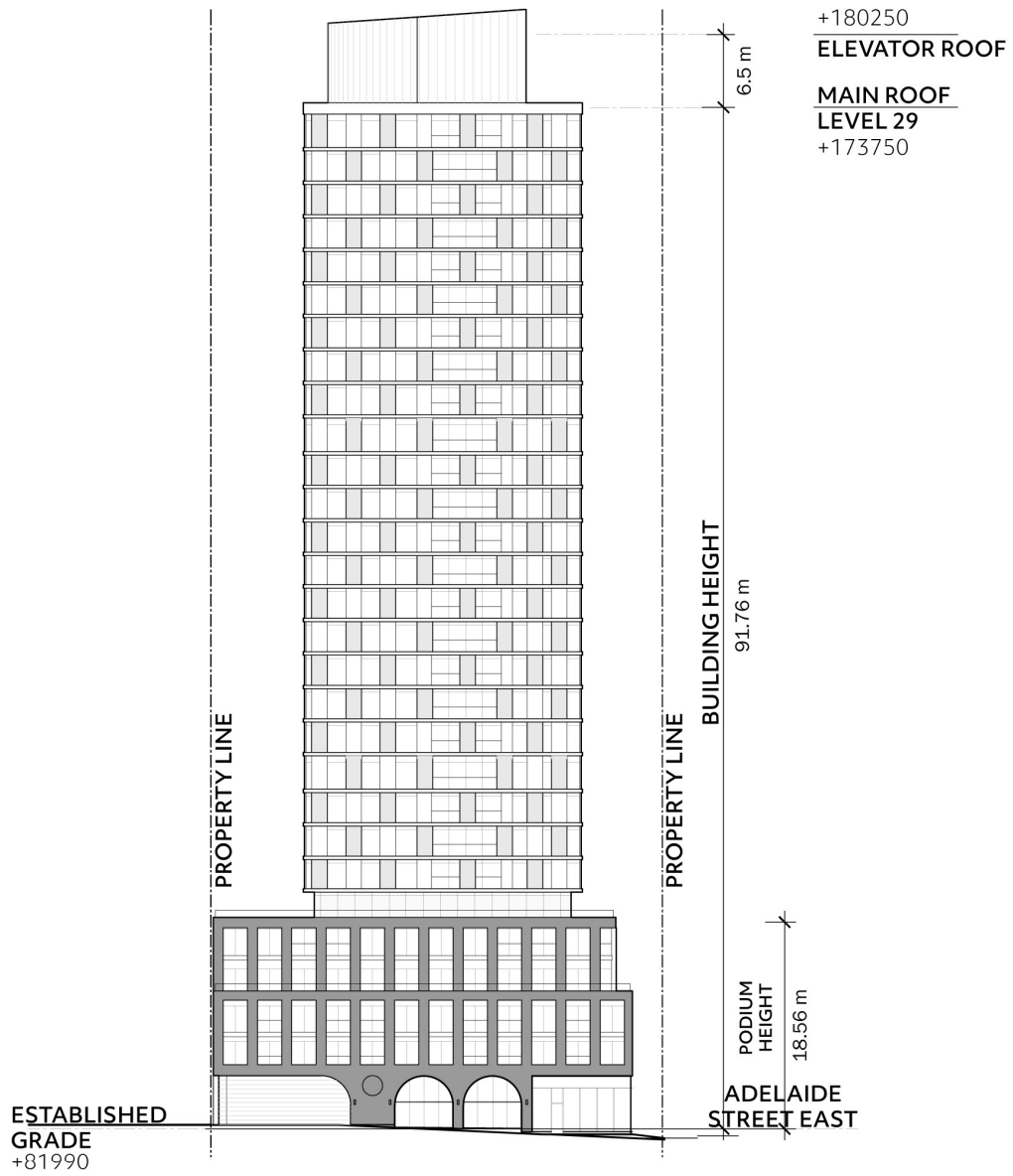
South Elevation



North Elevation



East Elevation



West Elevation