

Draft (September 22 2025)

Authority: Ontario Land Tribunal decision issued on [date] and Ontario Land Tribunal Order issued on [date] in Tribunal Case OLT-23-001079

## CITY OF TORONTO

### BY-LAW [Clerks to insert By-law number]

#### To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 505 University Avenue

Whereas the Ontario Land Tribunal, by its Decision issued on [date], and Order issued on [date] in respect of Tribunal Case No. OLT-23-001079, approved amendments to the City of Toronto Zoning By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2024 as 505 University Avenue; and

Whereas the Ontario Land Tribunal has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to approve this By-law; and

Whereas Site and Area Specific Policy [XX] permits the replacement of non-residential uses required for the lands with the provision of residential units as affordable housing; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the 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 Ontario Land Tribunal Orders:

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 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 "CR 7.8(c4.5; r7.8) SS1 (x2197)" to a new zone label of "(H) CR #.0 (c##; r##) SS1 (x####)" as identified 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 [##] so that it reads:

**(XX) Exception CR XX**

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 505 University Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **mixed use building** 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 of 95.10 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(1), 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 number], inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment and all projections permitted by Article 40.5.40.10;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) No part of any **building** or **structure** erected or used above established grade is permitted to exceed the maximum heights as delineated by the letter "HT" or be located outside the areas outlined by heavy lines as shown on Diagram 3, attached to By-law [City Clerk to provide By-law #];
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 62,800 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 59,200 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 3,602 square metres;
- (G) Despite Regulations 40.10.40.50 (2), no outdoor **amenity space** is required for non-residential uses;

- (H) Despite Regulations 40.10.40.70(1), 40.10.40.80(1), and Article 600.10.10, the required minimum **building setbacks** and required minimum separation distances between **main walls** of **buildings** or **structures** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (H) above, the following elements of a **building** or **structure** are permitted to encroach into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** as shown, in metres, on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) balconies, by a maximum of 2.0 metres, subject to (J) and (K) below;
  - (ii) canopies and awnings, by a maximum of 3.0 metres;
  - (iii) window projections, including bay windows and box windows, by a maximum of 1.0 metre;
  - (iv) eaves and dormers above a height of 82 metres, by a maximum of 1.0 metres;
  - (v) **building** maintenance units and window washing equipment by a maximum of 1.0 metre; and
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (J) Despite (I) above, no projection shall be permitted to encroach into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** below a height of 82 metres;
- (K) Despite (I) above, no balcony, window projections, including bay windows and box windows shall be permitted to project into the required minimum **building setbacks** and separation distance between **main walls** of **buildings** on the north elevation and the east elevation;
- (L) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;

- (iii) an additional minimum of 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**;
  - (iv) any **dwelling units** with two bedrooms provided to satisfy (i) above are not included in the provision required by (iii) above;
  - (v) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in provision required by (i) or (iii) above;
  - (vi) convertible **dwelling units**, as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
  - (vii) if the calculation of the number of required **dwelling units** in (i), (ii), and (iii) above results in a number with a fraction, the number must be rounded up to the nearest whole number;
- (M) [NTD maximum rate to be lower the City-wide By-law to provide no more than what the plans show] Despite Regulation 200.5.10.1 (1), Table 200.5.10.1 and Clause 200.5.200.40, the following **parking space** requirements apply:
- (i) A maximum of XX residential occupant **parking space** per **dwelling unit** may be provided; and
  - (ii) Despite (i) above, a total maximum of [##] **parking spaces** are permitted;
- (N) Despite Regulations 220.5.10.1 (1), (2) and (3) and Regulations 40.10.90.1(1) and (2), **loading spaces** must be provided on the lands in accordance with the following requirements:
- (i) One (1) Type “G” **loading space**;
  - (ii) One (1) Type “B” **loading space**; and
  - (iii) One (1) Type “C” **loading space**.
- (O) [NTD to be reviewed by Transportation before appropriateness determined] Despite Regulation 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) 0.9 "long-term" bicycle parking spaces for each dwelling unit;
  - (ii) 0.1 "short-term bicycle parking spaces for each dwelling unit;
  - (iii) 0.2 "long term" bicycle parking spaces for each 100 square metres of interior floor area for all non-residential uses on the lot; and
  - (iv) 0.3 "short-term" bicycle parking spaces for each 100 square metres of interior floor area plus 3 bicycle parking spaces for all non-residential uses on the lot;
- (P) [NTD to be reviewed by Transportation before appropriateness determined]  
Despite Regulations 230.5.1.10(4)(C), a **stacked bicycle parking space**:
- (i) must have the following minimum dimensions:
    - (a) at least 1.8 m in length;
    - (b) a minimum width of 0.6 metres; and
    - (c) a minimum vertical clearance of 2.0 metres;
  - (ii) may be located outdoors or indoors, including within a secured room or enclosure.
- (Q) [NTD to be reviewed by Transportation before appropriateness determined]  
In addition to the areas of a **building** permitted through Regulations 230.5.1.10(9)(A)(i), (ii) and (iii) and 230.5.1.10(9)(B)(i)(ii) and (iii), a "long-term" **bicycle parking space** may also be located below-ground level without restriction;
- (R) [NTD to be reviewed by Transportation before appropriateness determined]  
Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a stacked **bicycle parking space**;
- (S) A "Privately Owned Publicly Accessible Open Space" with a minimum width of 10 metres must be provided along Edward Street generally within the shaded area as shown on Diagram 3 and Diagram 4 of By-law [Clerks to insert By-law ##];
- (i) For the purpose of this exception, "Privately Owned Publicly Accessible Open Space" means a space on the lands situated at ground level within the hatched area shown on Diagram 3 and Diagram 4 of [Clerks to insert By-law ##] that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas,

**landscaping** and ornamental structures and is used principally for the purpose of sitting, standing and other passive uses;

- (T) Where Section 6 of By-law [Clerks to insert By-law number] is complied with, despite (C), (D), (F) and (H) above, the following applies:
- (i) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number, in metres, following the letters "HT" as shown on Diagram 4 of By-law [Clerks to insert By-law number], inclusive of equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment and all projections permitted by Article 40.5.40.10;
  - (ii) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 4 of By-law [Clerks to insert By-law number];
  - (iii) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 62,400 square metres, of which:
    - (a) the permitted maximum **gross floor area** for residential uses is 61,550 square metres; and
    - (b) the required minimum **gross floor area** for non-residential uses is 853 square metres;
  - (iv) Despite Regulations 40.10.40.70(1)(2) or (3), 40.10.40.80(1), and Article 600.10.10, the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number].

Prevailing By-laws and Sections: (None Apply)

5. Despite any future severance, partition or division of the lands subject to this By-law, the provisions of this By-law will apply as if no severance, partition or division occurred.

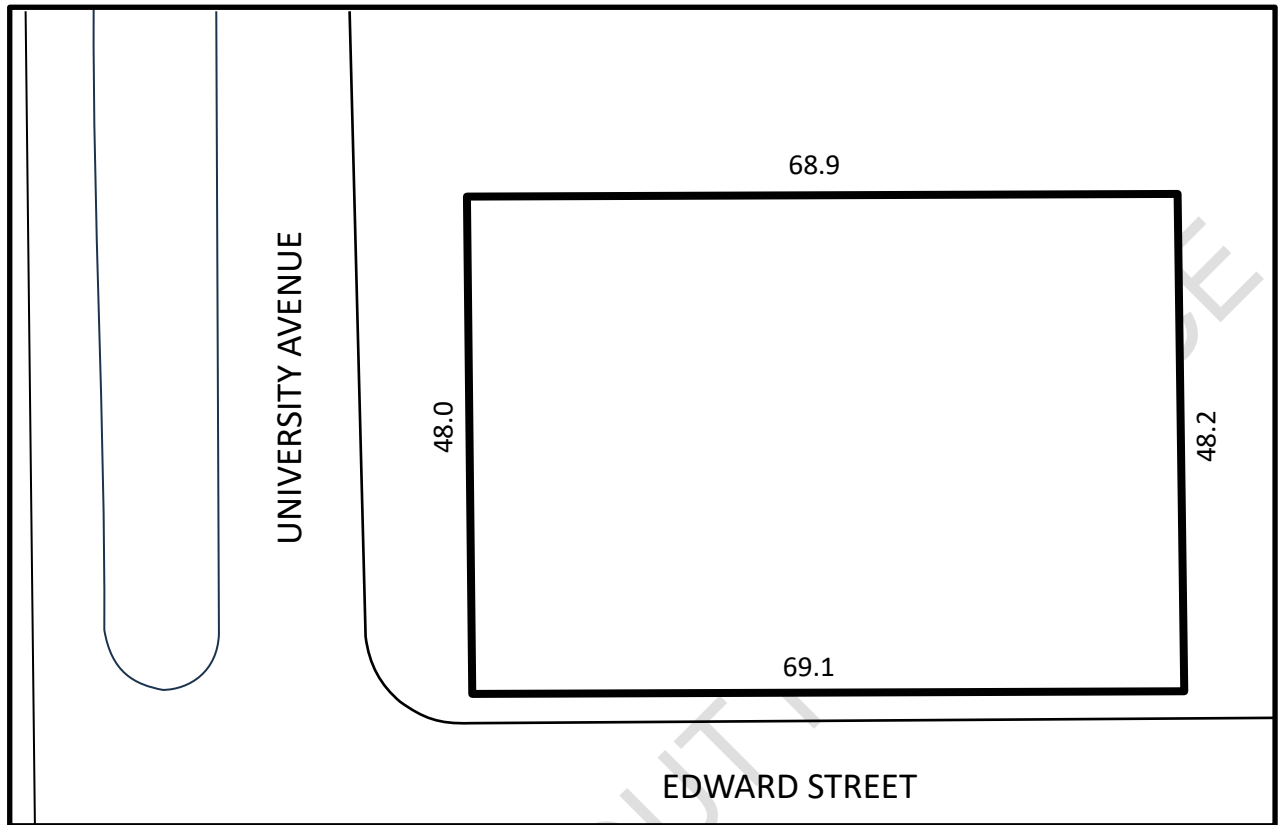
6. **Holding Symbol Provisions:**

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law and a **mixed use building** which may be constructed, used or

enlarged in compliance with Site Specific Provisions (B) to (P) in Regulation 900.11.10( [insert exception number]), until the holding symbol "(H)" has been removed; and

- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following conditions have been fulfilled:
- (i) The owner has, at their sole cost and expense, entered into an agreement with the City, to construct (or cause the construction of), provide, and maintain in a **mixed use building** on the Lands, a minimum of 2,416 square metres of residential **gross floor area** as affordable rental housing units, on such terms and conditions satisfactory to the Chief Planner and Executive Director, City Planning, and, where appropriate, with such agreement registered on title to the lands in priority and in a manner satisfactory to the City Solicitor; and
  - (ii) The owner shall register a restriction pursuant to section 118 of the Land Titles Act agreeing not to transfer or charge the lands, comprising the affordable rental housing units, without the written consent of the Chief Planner and Executive Director, City Planning, or their designate, to ensure obligations in the agreement in (i) above continue to secure the affordable rental housing units, concurrent with, or prior to, the registration of the agreement in (i) above, in a manner satisfactory to the City Solicitor.

Ontario Land Tribunal Decision issued on [date] and Ontario Land Tribunal Order issued on [date] in Tribunal Case No. OLT-23-001079.



City Planning

505 University Avenue

File #

Diagram 1

  
Not to Scale

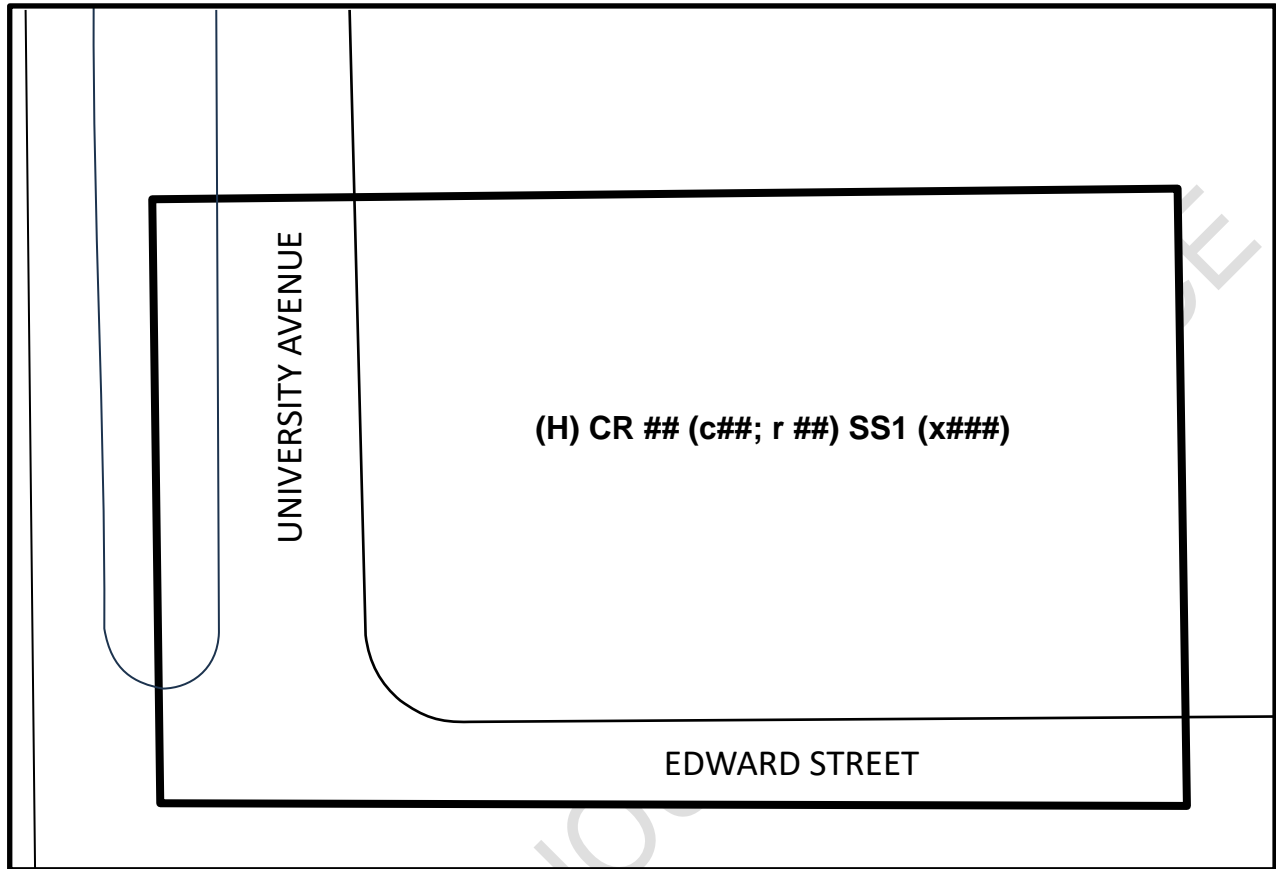


Diagram 3 to be inserted

DRAFT - WITHOUT PREJUDICE

Diagram 4 to be inserted

DRAFT - WITHOUT PREJUDICE