

Authority: North York Community Council Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

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

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 22, 24, 26 and 28 Richelieu Road and 47 Stadacona Drive.

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, as amended; 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 the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

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, as amended, 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 RD (f15.0; a550) (x5) to a zone label of (H) CR 2.5 (c1.0; r2.5) SS3 (x1126) 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 1126 so that it reads:

(1126) Exception CR (1126)

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 lands municipally known as 22, 24, 26 and 28 Richelieu Road and 47 Stadacona Drive, 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 (Y) 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 183.70 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 73%;
- (D) Despite regulation 40.10.40.10(3), 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];
- (E) 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 number]; and
 - (i) for the purpose of this exception, a mechanical penthouse does not constitute a **storey**;
- (F) Despite regulations 40.5.40.10(4) to (7) 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 number]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as 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, including a mechanical penthouse, by a maximum of 6.5 metres;
 - (iii) architectural features, by a maximum of 3.5 metres;
 - (iv) parapets, parapets associated with (ii) above, and elements and **structures** associated with a **green roof**, by a maximum of 1.25 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;
 - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
 - (vii) fixed rooftop furniture, trellises, pergolas, and unenclosed **structures** providing safety, noise, or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of all **buildings** and **structures** is 14,700.0 square metres, of which:
- (i) the maximum permitted **gross floor area** for residential uses is 14,100.0 square metres; and
 - (ii) the minimum required **gross floor area** for non-residential uses is 550.0 square metres;
- (H) Despite regulation 40.10.40.70(3), 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 number];
- (J) Despite regulations 40.10.40.60(1), (2), (4), (5), (6) and (7) and (H) and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) balconies, by a maximum of 1.5 metres, provided they are no closer than 6.0 metres to the “north **lot line**” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
 - (ii) canopies and awnings to the **lot lines**;
 - (iii) despite (J)(ii) above, canopies and awnings may be no closer than

4.0 metres to the “north **lot line**” as shown on Diagram 3 of By-law [Clerks to insert By-law number];

- (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - (vi) despite (J)(v) above, architectural features, such as decorative column, on the third floor, by a maximum of 4.0 metres;
 - (vii) eaves, by a maximum of 1.0 metres;
 - (viii) terraces, by a maximum of 8.0 metres;
 - (ix) divider screens on a balcony and/or terrace, by a maximum of 4.0 metres; and
 - (x) planters, **landscaping** features, and guard rails on a balcony and/or terrace, by a maximum of 8.0 metres;
- (K) Despite regulation 40.10.40.60(9), permitted encroachments may penetrate into an **angular plane**;
- (L) Despite regulation 40.10.40.70(3)(D), a **building** or **structure** on the **lot** may penetrate a 45 degree angular plane;
- (M) Despite regulation 40.10.40.80(2), no minimum above-ground distance between **main walls** containing windows or openings of a **building** shall apply for **main walls** associated with inset balconies;
- (N) Despite regulation 40.10.50.10(2), a fence is not required abutting the “east **lot line**” as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (O) Despite regulation 40.10.50.10(3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** is not required along the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (P) A “mid-block connection” must be provided in the location as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (Q) Despite regulation 200.5.1.10(12)(C), the **vehicle** entrance and exit to the **building** must be at least 3.0 metres from the **lot line** abutting a **street**;

- (R) 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 0.34 residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in a **mixed use building** in all other areas of the City; and
 - (ii) a minimum of 2.0 plus 0.05 residential visitor **parking spaces** for each **dwelling unit**;
- (S) Despite clause 220.5.10.1, a minimum of one Type “G” **loading space** is collectively required for dwelling units and non-residential uses in the **building**;
- (T) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (U) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (V) Despite regulation 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (W) Despite regulation 230.5.1.10(9), a "long-term" **bicycle parking space** may be located on any level below-ground;
- (X) The provision of **dwelling units** is subject to the following:

- (i) a minimum of 15% of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10% of the total number of **dwelling units** must have 3 or more bedrooms; and
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (Y) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “Mid-block connection” means a privately owned publicly accessible space that creates an exterior pedestrian route at **street** level, providing a connection through a block or to improve pedestrian access to a block.

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.
6. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of temporary sales office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
7. 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 or a temporary sales office, 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 are fulfilled:
 - (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary

sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and

- (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted *Functional Servicing and Stormwater Management Report*, to support the development, in a financial secured agreement, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or,
 - (b) the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory *Functional Servicing and Stormwater Management Report* in (i) above are constructed and operational, all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (iii) all necessary approvals or permits arising from (B)(ii)(a) or (B)(ii)(b) above are obtained, where required all to the satisfaction to the Chief Engineer and Executive Director, Engineering and Construction Services; and
- (iv) the owner or applicant, at their sole cost and expense has submitted a revised Transportation Demand Management Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



Toronto
Diagram 1

47 Stadacona Drive
22 - 28 Richelieu Road

File # 22 213129 NNY 06 02



City of Toronto By-law 569-2013
Not to Scale
05/22/2025



 **TORONTO**
Diagram 2

47 Stadacona Drive
22 - 28 Richelieu Road

File # 22 213129 NNY 06 02



47 Stadacona Drive
22 - 28 Richelieu Road

File # 22 213129 NNY 06 0Z



City of Toronto By-law 569-2013
Not to Scale
06/13/2025