

47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road – Zoning By-law Amendment – Supplementary Report

Date: June 26, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 6 - York Centre

Planning Application Number: 22 213129 NNY 06 OZ

Related Planning Application Number: 23 134234 NNY 06 RH

SUMMARY

This Supplementary Report provides an update to the report titled 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road – Zoning By-law Amendment – Decision Report – Approval, dated June 16, 2025, from the Director, Community Planning, North York District (Item NY25.2). The report recommends approval of the draft Zoning By-law Amendment for a proposed 12-storey (47.45 metres including the mechanical penthouse) mixed use building. The draft Zoning By-law Amendment included a holding (H) provision to ensure that the existing infrastructure can adequately support the development or that any required municipal infrastructure upgrades are implemented, and to ensure that an appropriate Transportation Demand Management (TDM) plan is provided.

Since that report was finalized, Staff have received and reviewed additional information confirming that the proposed holding (H) provisions are no longer needed. This includes:

- a Functional Servicing Report dated May 9, 2025;
- a Stormwater Management Report dated May 9, 2025; and
- a letter from the applicant's transportation consultant confirming revisions to the proposed TDM plan, dated June 25, 2025.

The draft Zoning By-law Amendment has been revised to remove the holding (H) provision. No further changes to the draft Zoning By-law or the applicant's plans have been made.

RECOMMENDATIONS

The Director, Community Planning North York District recommends that:

1. Recommendation 1 from the report titled 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road – Zoning By-law Amendment – Decision Report – Approval, dated June 16, 2025, from the Director, Community Planning, North York District

be amended by deleting the words “Attachment 5 to this Report” and replacing with the words “Attachment 1 to the Supplementary Report (June 26, 2025) from the Director, Community Planning, North York District” so that Recommendation 1 now reads as follows:

- “1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 47 Stadacona Drive and 22, 24, 26 and 28 Richelieu Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 1 to the Supplementary Report (June 26, 2025) from the Director, Community Planning, North York District.”
2. City Council determine that pursuant to Subsection 34(17) of the *Planning Act* no further notice is required.

FINANCIAL IMPACT

The Development Review 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.

COMMENTS

On May 16, 2025, the City received an updated Functional Servicing Report (dated May 9, 2025) and Stormwater Management Report (dated May 9, 2025) from the applicant to address comments previously provided by Development Engineering.

In a memo dated June 24, 2025, staff from Development Engineering confirmed that the updated materials from the applicant satisfactorily addressed their previous comments and that the new municipal infrastructure or upgrades to existing municipal infrastructure referenced in the holding provision are constructed and operational. As such, there is no longer a need for a holding provision related to the Functional Servicing and Stormwater Management Reports.

On June 25, 2025, the applicant provided a letter from their transportation consultant to address comments provided by Transportation Review and Transportation Planning on the proposed Transportation Demand Management (TDM) plan.

On June 25, 2025, staff from Transportation Review and Transportation Planning confirmed that this letter satisfactorily addressed their comments and that there is no longer a need for a holding provision related to the TDM plan. The proposed TDM plan includes a bike-share funding contribution, 190 complimentary Presto cards, and a bike-repair station. Any further refinements to the proposed TDM plan will be made through the Site Plan Control application. The elements within the TDM plan will be secured as part of the future Site Plan Control application.

The draft Zoning By-law Amendment has been revised to remove the holding (H) provision. No further changes to the draft Zoning By-law or the applicant's plans have been made.

The proposed changes to the draft Zoning By-law Amendment are appropriate as they facilitate the proposed development as described in the Decision Report – Approval and remove the need for a separate Holding By-law Amendment application for items already reviewed and deemed satisfactory by staff. Staff are of the opinion that the application is consistent with the Provincial Planning Statement (2024) and that the proposal conforms to the Official Plan.

CONTACT

Jennifer Combs, Planner Community Planning, Tel. No. 416-392-2534, E-mail: jennifer.combs@toronto.ca

SIGNATURE



David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Draft Zoning By-law Amendment

Attachment 1: Draft Zoning By-law Amendment

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

CITY OF TORONTO

Bill

BY-LAW -2025

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 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 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 percent;
- (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 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent 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.

Enacted and passed on June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



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

Diagram 2



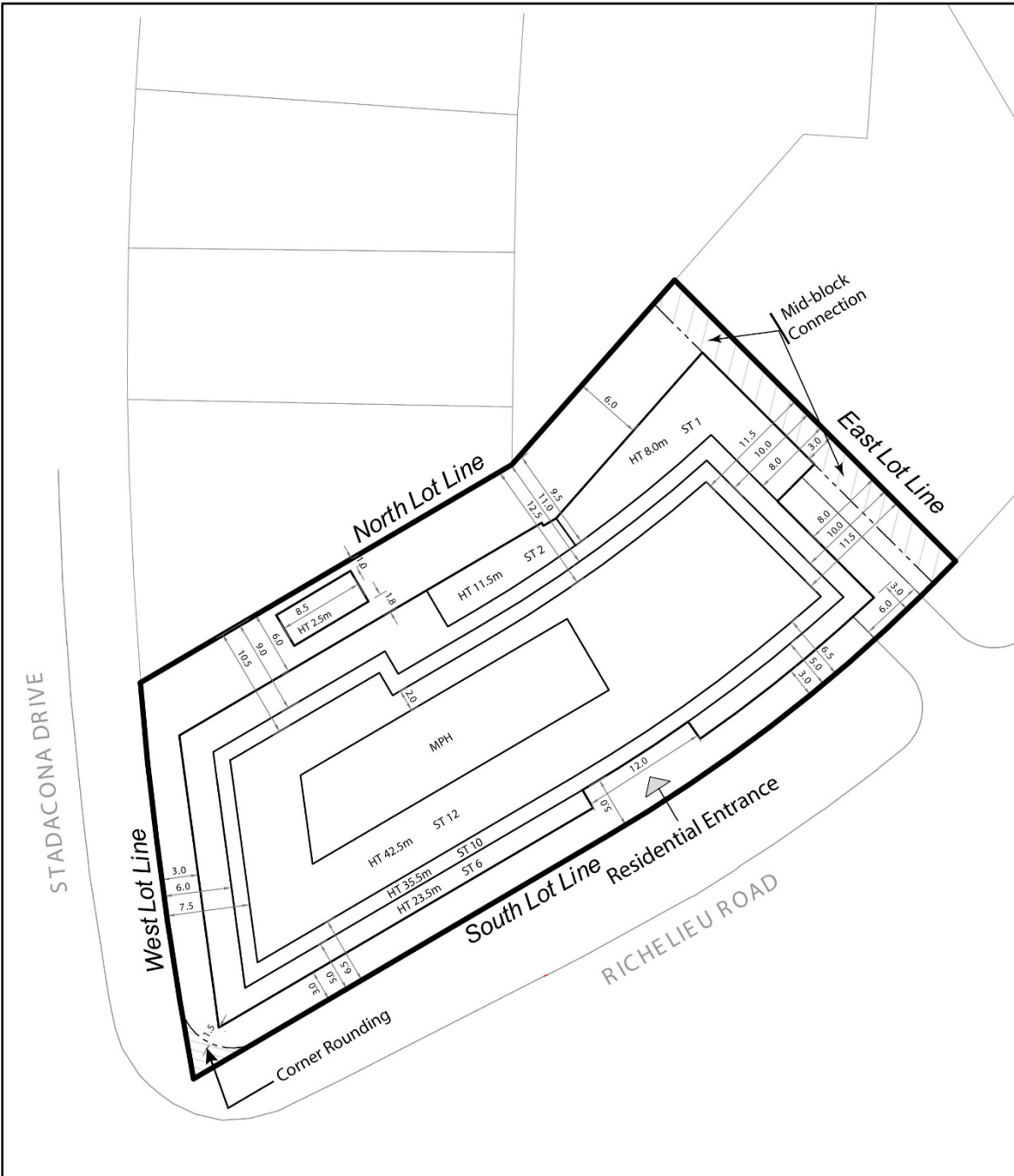
 **TORONTO**
Diagram 2

47 Stadacona Drive
22 - 28 Richelieu Road

File # 22 213129 NNY 06 02


City of Toronto By-law 569-2013
Not to Scale
06/24/2025


Diagram 3




Toronto
Diagram 3

**47 Stadacona Drive
22 - 28 Richelieu Road**

File # 22 213129 NNY 06 02

 Subject Site


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