

Authority: Planning and Housing Committee Item PHXX, as adopted by City of Toronto Council on XXXX

CITY OF TORONTO

BY-LAW XXXX-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 7-9 Wardlaw Crescent.

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;

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 zoning label of RD (f13.5; a510; d0.45) to a zone label of RM (d1.5) (x481) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, from a lot coverage label of 33 to a lot coverage label with no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 481 so that it reads:

(481) Exception RM 481

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 7-9 Wardlaw Crescent, if the requirements of By-law [Clerk to insert By-law Number] are complied with, an **apartment building** may be constructed, used or enlarged in compliance with Regulations (B) to (FF) below;

- (B) An **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**;
- (C) Despite Regulation 10.5.40.10(1) and 10.5.60.40(1), the height of a **building** or **structure** or **ancillary building** is the distance between the Canadian Geodetic Datum of 148.16 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is 15.0 metres;
- (E) Despite Regulations 10.5.40.10(2) to (4), and (F) above, the following equipment and **structures** may project beyond the permitted maximum height:
- (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, elevator overruns, chimney, pipes and vents, by a maximum of 5.0 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 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (iv) building maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, lighting fixtures, guard rails and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres
 - (vi) antennae, flagpoles and satellite dishes, lightening rods, by a maximum of 5.0 metres
 - (vii) terraces, trellises, pergolas, and unenclosed **structures** providing safety or wind protection, by a maximum of 3.0 metres; and
 - (viii) **solar energy** and **wind energy** devices, by a maximum of 5.0 metres;
- (F) Regulation 10.80.40.40(1), with respect to the permitted maximum floor space index, does not apply;
- (G) For the purposes of this exception, the **front lot line** is the east **lot line**;
- (H) Despite Clause 10.5.40.70 and Regulations 10.80.40.70(1), (2), and (3), the required minimum **building setbacks** are:

- (i) 6.0 metres from the east **lot line**;
 - (ii) 3.0 metres from the north **lot line**;
 - (iii) 7.5 metres from the west **lot line**; and
 - (iv) 1.0 metre from the south **lot line**;
- (I) Despite Regulation 10.80.40.80(1), the required minimum above-ground separation distance between **main walls** of the same **building** is 3.0 metres for an **apartment building**;
- (J) Despite Regulation 10.5.40.50(2), Clause 10.5.40.60, 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 2.0 metres;
 - (ii) Decks and patios, by a maximum of 7.0 metres;
 - (iii) canopies and awnings, with or without support, short-term bicycle parking, and bicycle racks, by a maximum of 7.0 metres;
 - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 5.0 metres;
 - (v) architectural features, such as pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) eaves and dormers, by a maximum of 1.5 metres;
 - (vii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, pipes, and utility equipment and meters, by a maximum of 1.5 metres; and
 - (ix) **solar energy** and **wind energy** devices, by a maximum of 1.5 metres
- (K) Despite Regulation 10.5.50.10(4), a **lot** with an **apartment building** must have:
- (i) A minimum of 30% of the area of the **lot** for **landscaping**; and
 - (ii) A minimum of 50% of the **landscaping** area required in (i) above must be **soft landscaping**;

- (L) Despite Regulation 10.5.50.10(5), a **lot** with an **apartment building** does not require a **soft landscaping** strip along a **lot line** abutting another **lot** in the Residential Zone category;
- (M) Despite Regulation 10.5.60.10(1), an **ancillary building** or **structure** may be located in a **front yard**;
- (N) Despite Clause 10.5.60.20, the required minimum **building setbacks** for **ancillary buildings** and **structures** are as follows:
 - (i) 0.5 metres from the west **lot line**;
 - (ii) 0.0 metres from the north and south **lot lines**; and
 - (iii) 3.0 metres from the east **lot line**;
- (O) Clause 10.5.60.30, with respect to the separation of **ancillary buildings** and ground-mounted heating or air-conditioning devices from a **residential building**, does not apply;
- (P) Despite Regulation 10.5.60.40(2), the permitted maximum height of an **ancillary building** or **structure** is 4.0 metres;
- (Q) Regulation 10.5.60.50(3) with respect to maximum floor area of an **ancillary building** or **structure** located less than 1.8 metres from a **residential building** on the same **lot**, does not apply;
- (R) Clause 10.5.60.70, with respect to permitted maximum **lot coverage** for **ancillary buildings** and **structures** does not apply;
- (S) Despite Regulations 10.5.80.10(2), (3) and (6), **parking spaces** for an **apartment building** may be located in a **building** or **structure** or outside in a **front yard**, **rear yard** or **side yard**;
- (T) Regulation 10.5.80.30(1), with respect to **parking space** separation from an **apartment building**, does not apply;
- (U) Despite Regulations 10.5.100.1(4), 200.5.1(3) and 220.5.20.1(1), no minimum or maximum width applies to a **driveway** or **drive aisle** providing **vehicle** access to a **parking space** or **loading space** for an **apartment building**;
- (V) Regulation 10.5.100.1(5), with respect to requirements to provide **driveway** access to **apartment buildings**, does not apply;
- (W) Despite Regulations 200.5.1.10(2)(B) and (C), **parking spaces** may have the following minimum dimensions:
 - (i) width of 2.4 metres;

- (ii) length of 5.4 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (X) 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 zero residential occupant **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building** in an area other than Parking Zone A and B;
 - (ii) a minimum of zero residential visitor **parking spaces** for each **dwelling unit**; and
 - (iii) a minimum of zero **parking spaces** for non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for the respective Tier for the non-residential use(s) in an area other than Parking Zone A and B;
- (Y) Despite Clause 200.15.10.10, if the provided number of **parking spaces** associated with **dwelling units** is 5 or more, the number of **accessible parking spaces** must be no less than 5% of the provided **parking spaces**, rounded up;
- (Z) Despite Regulation 220.5.10.1(2), no **loading spaces** are required for a **building** with **dwelling units**;
- (AA) 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 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (BB) Regulation 230.5.1.10(5) with respect to vertical clearance of an area used to provide **bicycle parking spaces** does not apply;
- (CC) Despite Regulations 230.5.1.10(6) and (9), “short-term” and “long-term” **bicycle parking spaces** may be located outside of a **building**, anywhere on the **lot** at ground level, on below-ground levels, the first **storey**, and the second **storey** of a **building**;
- (DD) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (EE) Despite Regulation 230.5.1.10(12), **bicycle maintenance facilities** are not required;

(FF) Despite Regulations 230.5.10.1(1) and 230.5.10.1(5)(A), and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** for an **apartment building** are as follows:

- (i) 36 “long-term” **bicycle parking spaces**; and
- (ii) 4 “short-term” **bicycle parking spaces**.

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

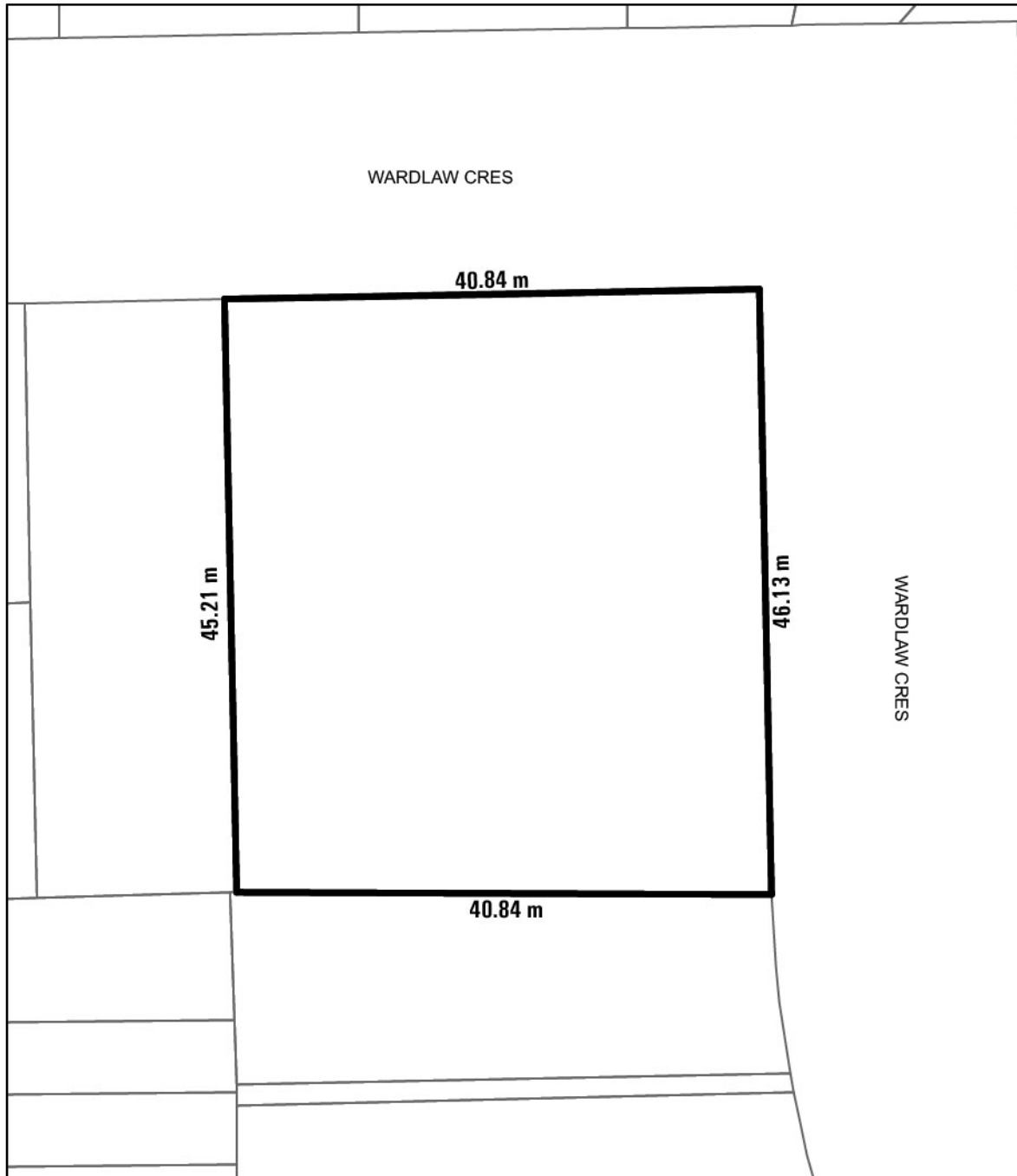
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on XXXX, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk


(Seal of the City)

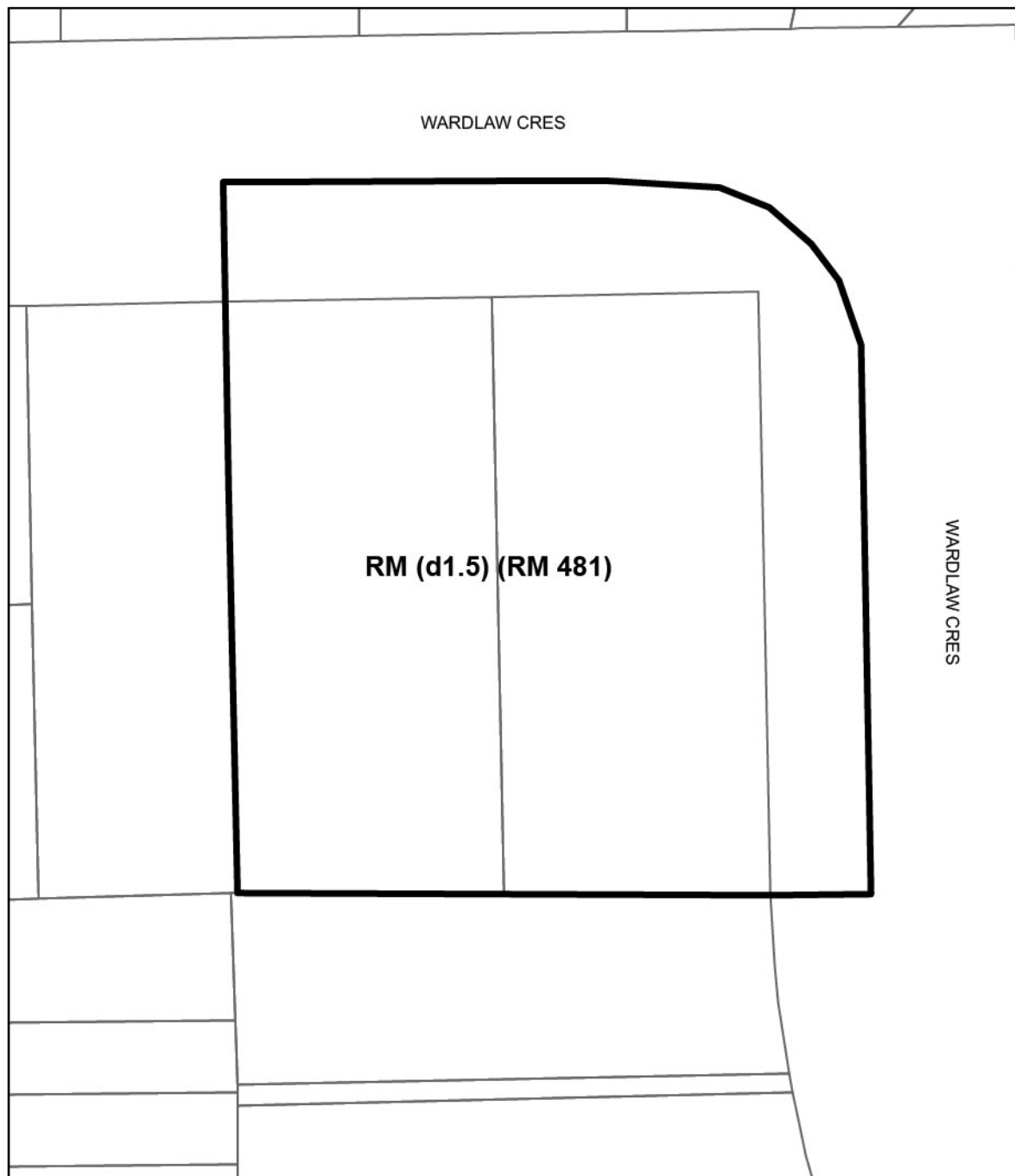


 **Toronto**
Diagram 1

7 - 9 Wardlaw Cres

File # 25 105482 WET 01 OZ



City of Toronto By-law 569-2013
Not to Scale
04/08/2025



 **Toronto**
Diagram 2

7 - 9 Wardlaw Cres

File # 25 105482 WET 01 0Z


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Not to Scale
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