

Authority: Toronto and East 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 522 University Avenue.

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

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 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 7.8 (c4.5; r4.8) SS1 (x2478) to a zone label of CR 7.8 (c4.5; r4.8) SS1 (x1068) 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 1068 so that it reads:

(1068) Exception CR 1068

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 522 University Avenue, 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 (Z) 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 95.85 metres and the elevation of the highest point of the **building** or **structure**;
- (C) 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**, except for **dwelling units**;
- (D) 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];
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 metres;
- (F) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height limits 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, **building** maintenance units and window washing equipment, elevator shafts, chimneys, and vents, by a maximum of 13.5 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 13.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.0 metres; and
 - (vi) elements in (F)(iii) may project above elements in (F)(i) and (ii), by a maximum extent of 2.0 metres;
- (G) Notwithstanding (D) and (F) above, only the following equipment and **structures** may project beyond the permitted maximum height of the

Existing Heritage Building shown on Diagram 3 of By-law [Clerks to insert By-law number]:

- (i) window washing equipment, by a maximum of 3.5 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a green roof, by a maximum of 2.0 metres;
 - (iii) planters, landscaping features, amenity features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (iv) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.2 metres; and
 - (v) lighting elements, by a maximum of 3.7 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 55,750 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 33,870 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 20,017 square metres;
- (I) 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) any **dwelling units** provided to satisfy (I)(ii) above are not included in the provision required by (I)(i) above;
 - (iv) 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
 - (v) convertible **dwelling units**, as described in (I)(iv) above, may be converted using accessible or adaptable design measures, such as knock-out panels;

- (J) Regulation 40.10.40.50(2), with respect to non-residential **amenity space**, does not apply;
- (K) Despite regulation 40.10.40.70(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite clause 40.10.40.60 and (K) 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) canopies and awnings, by a maximum of 3.9 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres; and
 - (v) vents, and pipes, by a maximum of 1.0 metre;
- (M) Notwithstanding (K) and (L) above, the following elements may only encroach into the required minimum **building setbacks** and **main wall** separation distances of the Existing Heritage Building shown on Diagram 3 of By-law [Clerks to insert By-law number] as follows:
- (i) cladding added to the exterior surface of the **main wall** of the Existing Heritage Building, by a maximum of 0.5 metres;
- (N) Despite regulation 200.5.1.10(2)(A)(iv), 15% of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (O) Regulation 200.5.1.10(2) regarding minimum **parking space** dimensions does not apply with respect to the 30 **parking spaces** existing on the **lot** as of the date of passing of By-law [Clerks to insert By-law number];
- (P) 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 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 Parking Zone A;
- (ii) a minimum of 2.0 plus 0.01 residential visitor **parking spaces** for each **dwelling unit**;
 - (iii) a minimum of 0 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 2 and Tier 4 non-residential uses in Parking Zone A; and
 - (iv) a minimum of 1 "car share parking space" is required;
- (Q) 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;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (R) Despite regulation 200.15.10.10 (1) and (2), a minimum of 3 of the required **parking spaces** are required to be accessible **parking spaces**;
- (S) Despite regulation 220.5.10.1(1), (2), (3) and (5), 1 Type "G" **loading space** is required;
- (T) In addition to the locations a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(A) and (B) (i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located in the following locations:
- (i) On all levels below-grade;
- (U) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 50 metres from a pedestrian entrance to a **building** on the **lot**;
- (W) Despite regulations 600.10.10(1)(A)(i)(ii) and (iii), every **building** with a

height greater than 36.0 metres must maintain a **building setback** as follows for the portions of the **building** that collectively enclose the entirety of a **storey** with a height greater than 24.0 metres:

- (i) the greater of:
 - (a) 1.7 metres from a **lot line** that abuts a **street**; and
 - (b) 11.0 metres from the centre line of that abutting **street**;
 - (ii) at least 10.0 metres from a **lot line** having no abutting **street** or **lane**;
- (X) Despite regulation 600.20.10(1)(C)(i), each use provided in accordance with regulation 600.20.10(1)(A), must have a main pedestrian entrance located parallel to and within 6.9 metres of the **lot line** abutting the priority retail **street**;
- (Y) Despite regulation 600.20.10(1)(C)(ii), each use provided in accordance with regulation 600.20.10(1)(A), must have a main pedestrian entrance within 1.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance;
- (Z) 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) "car share" or "car-sharing" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) "car share parking space" means a **parking space** that is reserved and actively used for "car-sharing".

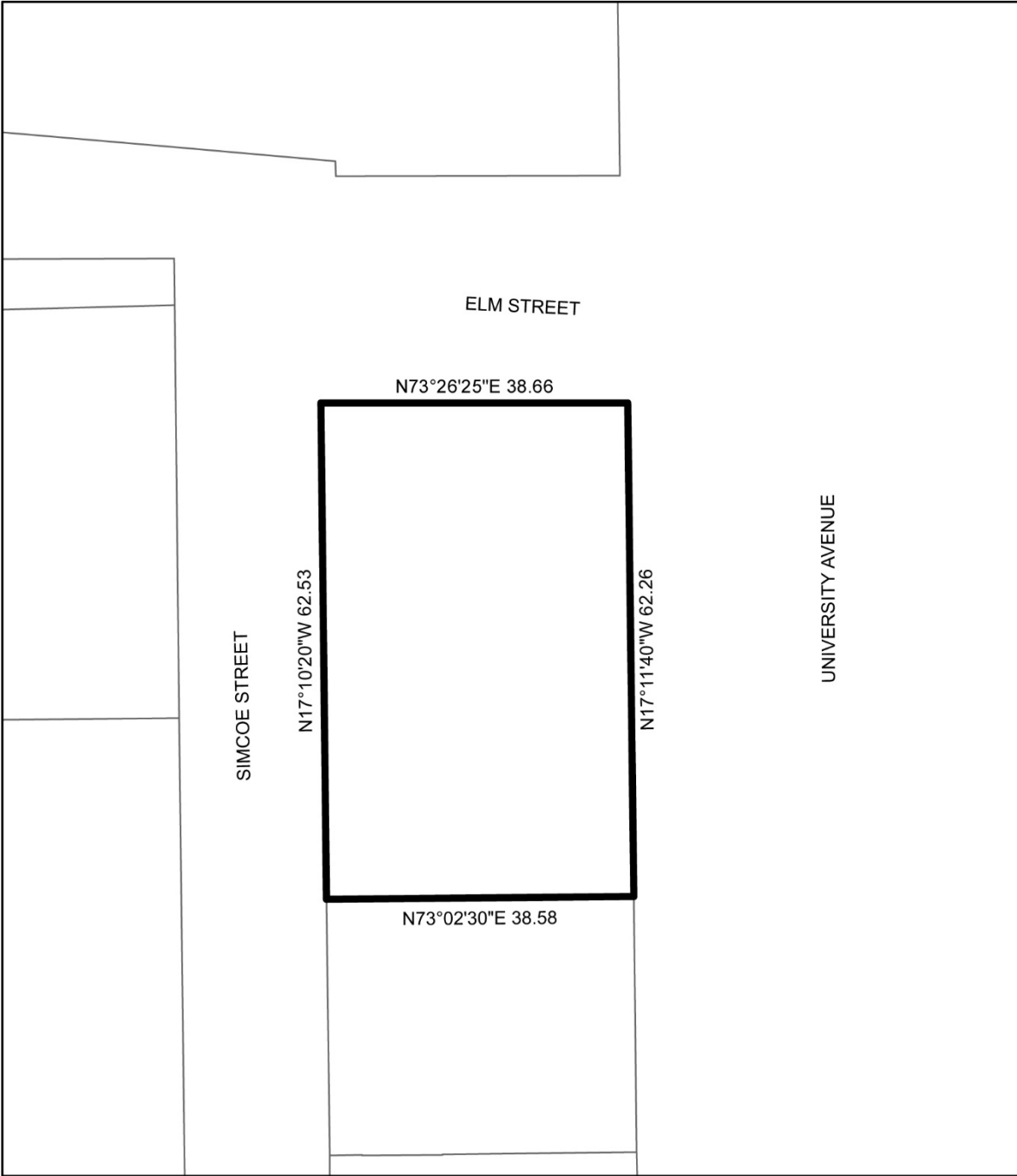
Prevailing By-laws and Prevailing Sections: (None apply)

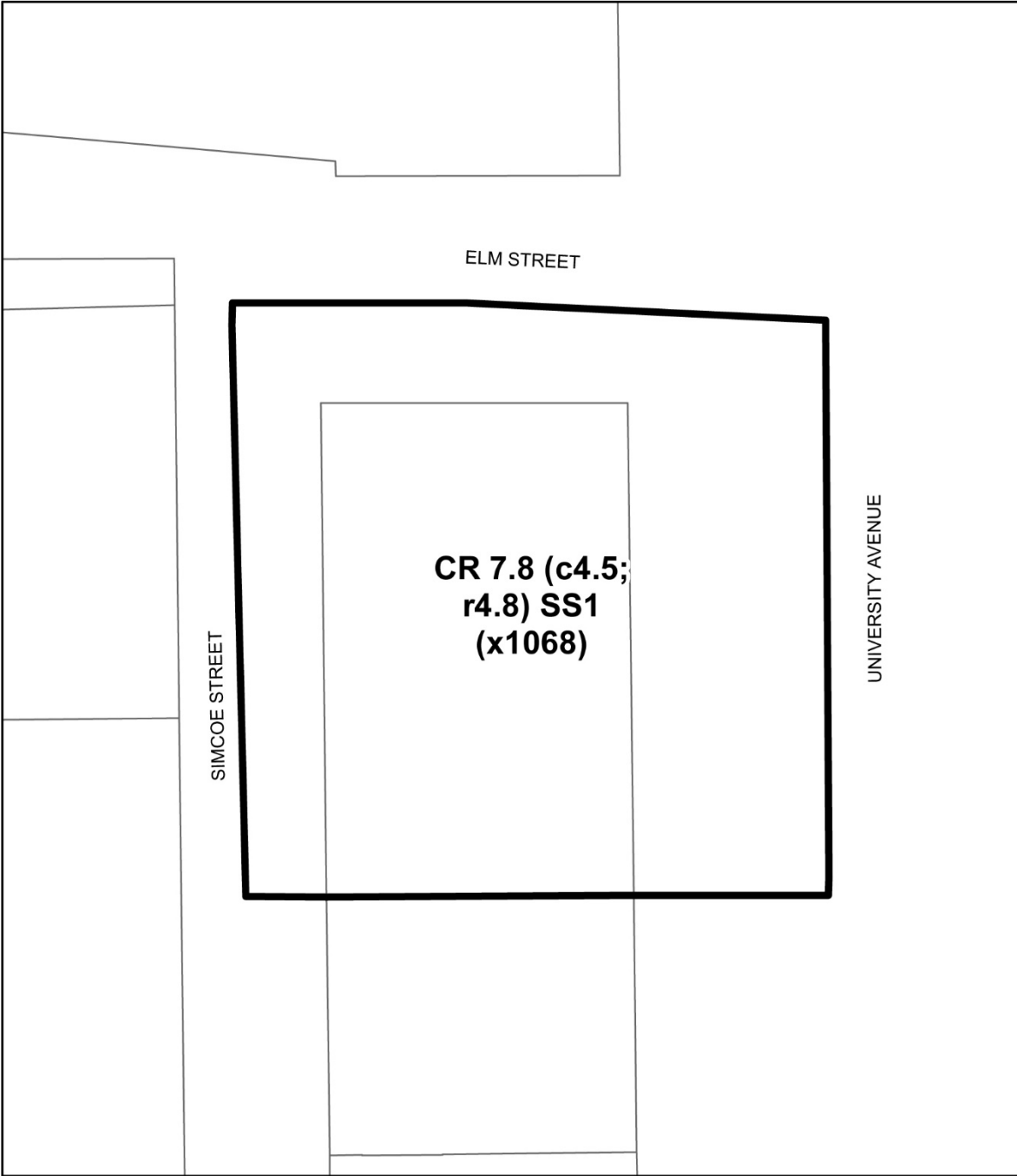
Enacted and passed on [Clerks to insert date].

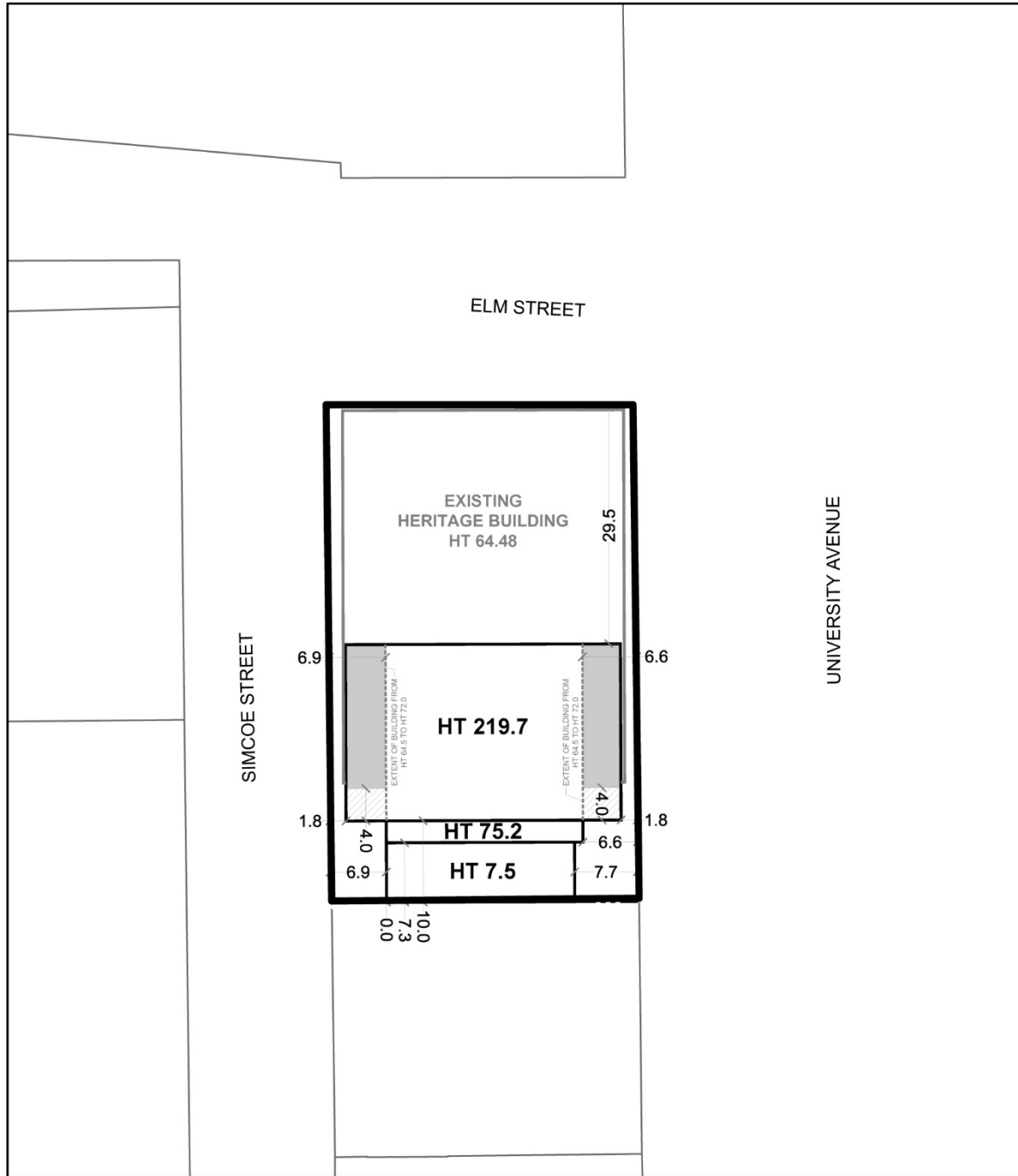
[full name],
Speaker

[full name],
City Clerk

(Seal of the City)







522 University Avenue

File # 22 192156 STE 11 OZ

- Free and clear from a height of 0.0 metres to 72.0 metres
- Free and clear from a height of 64.48 metres to 72.0 metres
- Extent of building from a height of 64.48 metres to 72.0 metres

