

## **54-70 Brownlow Avenue – Zoning By-law Amendment Application – Decision Report – Approval**

Date: March 17, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 12 - Toronto-St. Paul's

**Planning Application Number:** 24 163313 STE 12 OZ

**Related Planning Application Number:** 24 166440 STE 12 RH

### **SUMMARY**

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This report recommends approval of the application to amend the Zoning By-law to permit a 201.9-metre residential building (59 storeys including mechanical penthouse). This proposal also secures a publicly accessible landscaped area that will form a portion of a future mid-block connection through to Redpath Avenue at the southern end of the site.

A related Rental Housing Demolition application has also been submitted as the proposal includes the demolition of nine residential dwelling units, two of which (at 54 and 70 Brownlow Avenue) are rental. The Rental Housing Demolition application is delegated to the Chief Planner or their designate, as less than six rental units are proposed to be demolished.

### **RECOMMENDATIONS**

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The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend Zoning By-law 569-2013 for the lands at 54-70 Brownlow Avenue substantially in accordance with the draft Zoning By-law Amendment included as Attachment 6 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council request that the owner make reasonable commercial efforts to convey off-site parkland to the City equal to the value of the on-site parkland dedication, in fulfilment of the parkland dedication requirements pursuant to Section 42 of the Planning Act, with the off-site parkland dedication to be acceptable to the General

Manager, Parks and Recreation and free and clear of any above or below grade encumbrances, with the exception of any encumbrances as may be otherwise approved by the General Manager, Parks and Recreation, to be conveyed prior to the issuance of the first above grade building permit; and:

- a. in the event that the off-site parkland dedication is less than the value of the on-site parkland dedication, then the owner will pay cash-in-lieu of parkland to make up for the shortfall in parkland dedication, prior to the issuance of the first above grade building permit;
- b. in the event that the owner is unable to provide an acceptable off-site parkland dedication to the City, the owner will be required to satisfy the parkland dedication requirement through the payment of cash-in-lieu; and
- c. the value of the cash-in-lieu of parkland dedication will be appraised through Real Estate Services and payment will be required prior to the issuance of the first above grade building permit.

4. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the owner of the Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

## **FINANCIAL IMPACT**

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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.

## **THE SITE**

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### **Description**

The site is located on the west side of Brownlow Avenue between Eglinton Avenue East and Soudan Avenue. The site is generally a square shape with a frontage of 45 metres along Brownlow Avenue, a depth of approximately 46 metres, and approximately 2,070 square metres in size. The site includes 9 semi-detached residential buildings including 2 rental dwelling units at 54 and 70 Brownlow Avenue. 3 semi-detached townhouses are located immediately adjacent to the northern lot line of the site. See Attachment 2 for the Location Map.

## **THE APPLICATION**

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### **Description**

A 201.9-metre residential building (59-storey including mechanical penthouse).

### **Density**

The proposal has a total gross floor area of 47,750 square metres, resulting in a Floor Space Index of 22.9 times the area of the lot.

### **Residential Component**

The proposal includes 718 dwelling units, 56 studio (7.8%), 438 one-bedroom (61.0%), 149 two-bedroom (20.8%), and 75 three-bedroom units (10.4%).

### **Amenity Space**

The proposal includes approximately 2,704 square metres of total amenity space. 1,988 square metres of indoor amenity space and 716 square metres of outdoor amenity space are located on the ground floor, level 2, and level 6 of the building. There is also indoor amenity space located on the mechanical penthouse level.

### **Access, Parking and Loading**

Pedestrian access is from Brownlow Avenue. The proposal provides a single vehicular access point to the loading zone and an underground garage ramp at the south side of the building. The proposal includes a total of 103 vehicular parking spaces on 3 levels of underground parking, 647 long-term and 144 short-term bike parking spaces on the ground floor, 1 Type 'G' loading space and 1 Type 'C' loading space.

### **Mid-Block Connection**

A 2.0-metre wide publicly accessible landscaped area has been incorporated on the southern edge of the site to allow for a future east-west mid-block connection through to Redpath Avenue. Staff anticipate that an eventual redevelopment of the site at 52 Brownlow Avenue could provide an equivalent at grade setback to allow for the creation of a wider pedestrian clearway for this connection.

### **Off-site Parkland Dedication**

The applicant has agreed to work with staff to secure off-site properties to fulfill their statutory Section 42 requirements.

### **Revisions to the Application**

The current proposal incorporates revisions from the proposal submitted during the Pre-Application Consultation process and the first submission. These changes are summarized below:

- Dwelling units reduced from 771 to 718;
- Parking spaces reduced from 115 to 103;
- Change in amenity size from 1,481 square metres of indoor and 1,481 square metres of outdoor space to 1,988 square metres of indoor space and 716 square metres of outdoor space;
- Consolidation of amenity areas into larger, connected spaces;
- Introduction of a 2.0-metre publicly accessible open space that is intended to form part of a future mid-block connection along the south of the site;
- Vehicular access moved from the north to the south side of the site;
- Pedestrian walkway added to the southern side of the building;
- Residential lobby relocated to south side of building;
- Reconfiguration of public realm soft landscaping to include a public bicycle rack, a planter bench, and double row of tree plantings; and
- At-grade base building setback increased from 6.5 to 8.0 metres to the south lot line, decreased from 7.5 to 7.0 metres to the west lot line, and increased from 0.0 to 2.5 metres to the north lot line.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [www.toronto.ca/54BrownlowAve](http://www.toronto.ca/54BrownlowAve).

### **Reasons for Application**

The Zoning By-law Amendment proposes to vary performance standards including gross floor area, building height, and setbacks, and to establish appropriate standards to regulate the built form on the site.

## **APPLICATION BACKGROUND**

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A pre-application consultation (PAC) meeting was held on January 11, 2024 and a second meeting to address initial staff comments was held on May 30, 2024. The Planning Application Checklist Package resulting from the initial PAC meeting is available on the Application Information Centre.

The current application was submitted on June 12, 2024, and deemed complete on submission, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at [www.toronto.ca/54BrownlowAve](http://www.toronto.ca/54BrownlowAve).



## **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Official Plan**

The land use designation for the site is Apartment Neighbourhoods. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. See Attachment 3 of this report for the Land Use Map.

### **Secondary Plan**

The Yonge-Eglinton Secondary Plan designates the site as Apartment Neighbourhoods and is located within the Soudan Apartment Neighbourhood Character Area, and the Secondary Zone of the Transit Nodes associated with the Eglinton Subway Station and the Mount Pleasant Light Rail Transit Station.

The Soudan Apartment Neighbourhood Character Area is characterized by apartment buildings of a consistent height located within an open space setting. New development is anticipated to have an overall height range between 20-35 storeys, with heights generally decreasing from north to south and from west to east. See Attachment 4 of this report for the existing Secondary Plan Maps.

### **Zoning**

The subject site is zoned R (d.06) (x914) under Zoning By-law 569-2013. This zoning category permits a variety of residential building types, as well as other permitted uses with conditions. See Attachment 5 of this report for the existing Zoning By-law Map.

### **Design Guidelines**

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing Up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines for High Density Communities

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

## **PUBLIC ENGAGEMENT**

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### **Community Consultation Meeting**

On April 17, 2024, a virtual community consultation meeting took place. Approximately 33 people attended. Following a presentation by City staff and the applicant team, the following comments were raised:

- General support for new development in the area;
- Concern about height and shadowing;
- Desire for increased number of large units;
- Desire for proposal to be a rental building;
- Desire for the inclusion of on-site affordable housing; and
- General support for public realm and proposed street tree planting.

### **South Eglinton Davisville Resident Association Meeting**

On April 4, 2024, a meeting was held between City staff, the applicant team, the local Councillor and members of the South Eglinton Davisville Resident Association to discuss the proposal. During that meeting, the following feedback was provided:

- Additional support for public realm contributions and at grade setbacks;
- Concern about construction impacts;
- Desire for new park space gained from the development;
- Questions about evolving scale of development in the Yonge-Eglinton area;
- Desire to see more community services located within the proposal; and
- Concern about potential shadow and construction impact to Eglinton Junior Public School.

### **Davisville Village Community Festival**

Planning staff attended the Davisville Village Community Festival on June 15, 2024, at June Rowlands Park. Staff engaged members of the public on community priorities and needs. Affordable housing and childcare facilities were identified as key elements needed by the community.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

### **Statutory Public Meeting Comments**

In making their decision, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

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Staff are recommending a Zoning By-law Amendment for the site that represents good planning. The applicant participated in the Pre-Application Consultation process prior to making their original submission. Through the development review process the applicant improved the proposal by introducing at-grade building setbacks and landscaped areas along the edges of the site so it fits within the existing and planned context for the Soudan Apartment Neighbourhoods Character Area.

### **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff find the proposal consistent with the PPS (2024).

### **Official Plan Policies and Design Guidelines**

This application has been reviewed against the Official Plan policies, Secondary Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

### **Land Use**

The Yonge-Eglinton Secondary Plan notes that Apartment Neighbourhoods consist of predominantly residential communities oriented along major streets or areas with clusters of rental and condominium apartment buildings. The proposed residential use is acceptable as it is consistent with the Apartment Neighbourhoods designation within the Official Plan and the Yonge-Eglinton Secondary Plan.

### **Rental Housing Demolition**

This application involves the demolition of nine dwelling units, two of which are rental units. Accordingly, the applicant submitted a Rental Housing Demolition application on June 18, 2024. Replacement of the demolished rental units is not required and approval of the Rental Housing Demolition application is delegated to the Chief Planner, or their designate, because the proposed redevelopment will result in the demolition of less than six rental units.

In accordance with Policy 3.2.1.12 of the Official Plan, the applicant has agreed to provide a Tenant Relocation and Assistance Plan to lessen hardship for existing tenants. Approval of the Rental Housing Demolition application by the Chief Planner or their designate will be conditional on the owner entering into a Section 111 agreement to secure the Tenant Relocation and Assistance Plan before the rental housing demolition permit is issued.

## **Built Form**

The proposal conforms with the Yonge-Eglinton Secondary Plan and applicable Official Plan policies with respect to built form and massing, and generally meets the intent of the Tall Building Guidelines.

### *Base building*

The proposal includes a 5-storey (24.8-metre) base building which is an appropriate street wall on Brownlow Avenue, fitting and framing the existing and planned context for the area. The base building is setback 8.0 metres from the south lot line and includes a 2.0-metre publicly accessible landscaped area which will help to facilitate a potential future mid-block connection, going east-west towards Redpath Avenue.

A 2.5-metre at grade setback is proposed to the north lot line, as well as a 6.0-metre setback to the front property line, which will include hard and soft landscaping and street trees. Finally, there is a 7.0-metre setback to the west property line which allows for appropriate separation distance to the adjacent property fronting onto Redpath Avenue.

These conditions are appropriate and meet the vision for Apartment Neighbourhood development in the Yonge-Eglinton Secondary Plan.

### *Tower*

The tower portion of the proposed development begins at level 6. The tower floor plate varies at the lower levels of the building to provide a visual separation between the base and tower, before increasing to approximately 890 square metres and remaining consistent for the remainder of the building. While this floor plate size exceeds the 750 square metres recommended in the Tall Building Guidelines, it is generally consistent with other approvals in proximity to the site.

The application proposes a 4.5-metre tower setback to the north, an 8.0-metre tower setback to the east, a 9.0-metre setback to the south and a 10.0-metre setback to the west. These proposed setbacks create appropriate conditions along Brownlow Avenue to the east, and from the adjacent properties on the south and west lot lines. The proposed 4.5-metre setback to north lot line would allow for a separation distance of over 30 metres to the proposed tower at 191 Eglinton Avenue east. Staff are satisfied that the intervening properties have a lot structure and dimension that would not permit a tower. The proposed tower setbacks and tower separation are appropriate for the site.

### *Height*

The proposed height of 201.9 metres (59 storeys, including the mechanical penthouse) is acceptable given the site and area context. The Yonge-Eglinton Secondary Plan

directs increased heights in station area cores and secondary zones. The site is in close proximity to both the Eglinton Subway Station and the future Mount Pleasant Light Rail Transit Station. It is also located within the Mount Pleasant Protected Major Transit Station Area, and is within the boundaries of the Yonge-Eglinton Urban Growth Centre. Both of these policy areas consider and allow for increased height and density compared to other policy areas.

The surrounding existing and planned context comprises multiple tall buildings to the north, east and south of the site, including the City Council adopted proposal directly across the street, at 55-75 Brownlow Avenue for two residential buildings at 55 and 59 storeys.

### **Public Realm**

Staff are satisfied that the proposal conforms with the applicable public realm policies of the Official Plan and the Midtown Public Realm Implementation Strategy. The proposed building is set back 6.0 metres from the lot line at ground level along Brownlow Avenue, resulting in an 11.15-metre setback from building face to curb. This proposed setback allows for expanded public boulevard with space for a 2.1-metre public sidewalk, along with 3 street trees onsite and another row of 4 street trees on the Brownlow Avenue public right-of-way. Other soft and hard landscaping features, such as seating and public bicycle racks are also proposed.

### **Shadow Impact**

Staff reviewed the findings of the shadow study dated November 25, 2024, submitted by Sweeny & Co Architects, and find the shadows that would be generated by the proposed development acceptable and adequately limit impact on shadow-sensitive areas, parks, publicly-accessible open spaces and sidewalks.

The shadow study shows the extent of the shadow from the proposed building on the spring and fall equinox (March 21 and September 21) and the summer solstice (June 21). There are no significant shadow impacts on existing parks in proximity to the site and incremental shadowing on the public realm is limited to 1:18-4:18 pm during the spring and fall equinox, with no additional impact during the summer solstice.

This proposal creates a shadow on the Eglinton Junior Public School from 3:18-5:18 pm during the spring and fall equinox. This shadow impact will be part of a larger, cumulative effect created by a number of development applications and approvals in proximity to the site.

### **Wind Impact**

A Pedestrian Level Wind Study indicates that the areas on and surrounding the site will experience conditions that would be considered safe. The study indicates that, predominantly sitting conditions surrounding the building are anticipated. The proposed outdoor amenity at grade along the west elevation is expected to remain comfortable for sitting and the terraces proposed for Level 2 and Level 6 are expected to remain

comfortable for sitting throughout the summer and autumn months, including the new additional terrace space added as part of the revised proposal.

All grade-level areas within and throughout the site, including building access points and the new potential mid-block connection to the south, are expected to continue to experience wind conditions suitable for standing or better. Additionally, the effect on Eglinton Junior Public School yard and playground will continue to experience comfortable sitting conditions on a seasonal basis.

Staff have reviewed the Pedestrian Level Wind Study and are satisfied with the assessment, conclusions, and recommendations contained within the study.

### **Amenity Space**

The proposal includes approximately 2,704 square metres of amenity space including 1,988 square metres of indoor and 716 square metres of outdoor space. Approximately 3.6 square metres of amenity space per residential unit will be provided. While this does not meet the 4.0 square metre requirement of the zoning by-law, the indoor amenity space has been revised through the development review process to be made up of more multi-use spaces which are well connected. In this instance, staff are supportive of the proposed amenity space.

### **Servicing**

The applicant has submitted a Functional Servicing and Stormwater Management Report, Civil and Utilities plans, a Hydrogeological Report and Geotechnical Study all in support of the subject application. Engineering and Construction Services staff have reviewed the findings of these reports and have accepted the conclusions.

### **Traffic Impact, Access, Parking**

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Transportation Review staff has reviewed the study and accepted its conclusions, subject to the proposed parking rates that have been included in the draft Zoning By-law Amendment, and the implementation of Transportation Demand Management measures as part of the Site Plan Approval process.

### **Parkland**

The applicant has agreed to work with staff to secure off-site properties to fulfill their statutory Section 42 requirements. Parks and Recreation staff will work with the applicant to identify suitable off-site properties for conveyance to the City as parkland. If no such property can be secured, cash-in-lieu will be accepted.

This report seeks direction from City Council on authorizing a credit of the Parks and Recreation component of the Development Charges in exchange for Above Base Park Improvement to be provided by the owner upon agreement with the City. The development charge credit shall be in an amount that is the lesser of the cost to the owner of installing the Above Base Park Improvements, as approved by the General

Manager, Parks and Recreation, and the Parks and Recreation component of Development Charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time. The owner will be required to enter into an agreement with the City to provide for the design and construction of the improvements and will be required to provide financial security to ensure completion of the works.

### **Tree Preservation**

An arborist report was submitted indicating the removal of 12 trees which are protected under the provision of the Private Tree By-law and 3 trees which are protected under the provision of the Street Tree By-law, requiring 33 replacement trees to be planted. The landscape plans submitted as part of the development proposal indicate that 5 trees will be planted within the site and 4 additional trees will be planted within the pedestrian right-of-way in an appropriate growing environment. As such the applicant is required to provide a cash in lieu payment for 29 trees.

### **Toronto Green Standard**

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

### **Community Services and Facilities**

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

### **CONTACT**

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Holli Butrimas, Assistant Planner, Community Planning, 416-338-3939,  
[Holli.Butrimas2@toronto.ca](mailto:Holli.Butrimas2@toronto.ca)

### **SIGNATURE**

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## **ATTACHMENTS**

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- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Yonge-Eglinton Secondary Plan Map
- Attachment 5: Existing Zoning By-law Map
- Attachment 6: Draft Zoning By-law Amendment
- Attachment 7: Site Plan
- Attachment 8-11: Elevations
- Attachment 12-13: 3D Massing Model



## Attachment 1: Application Data Sheet

Municipal Address: 54 Brownlow Avenue Date Received: June 11, 2024

Application Number: 24 163313 STE 12 OZ

Application Type: Rezoning

Project Description: A 59-storey residential tower (201.9 metres, including an 8.0-metre mechanical penthouse), inclusive of a 5-storey base building.

Applicant	Agent	Architect	Owner
Bousfields Inc.	Louis Tinker	Sweeny & Co	2559261 ONTARIO LTD

### EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhood	Site Specific Provision:	N
Zoning:	R (d0.6) (x914)	Heritage Designation:	N
Height Limit (m):	38	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq m): 2,070 Frontage (m): 45 Depth (m): 46

Building Data	Existing	Proposed	Total
Ground Floor Area (sq m):	617	1,139	1,139
Residential GFA (sq m):	1,381	47,750	47,750
Non-Residential GFA (sq m):			
Total GFA (sq m):	1,381	47,750	47,750
Height - Storeys:	3	59	59
Height - Metres:		201.9	201.9

Lot Coverage Ratio (%): 54.6 Floor Space Index: 22.9

Floor Area Breakdown Above Grade (sq m)

Residential GFA: 47,750

Residential Units by Tenure	Existing	Proposed	Total
Rental:	2	0	0
Freehold:	9		
Condominium:		718	718

Total Units:		9	718	718
	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
Proposed:	56	438	149	75
Total Units:	56	438	149	75

#### Parking and Loading

Parking Spaces: 103      Bicycle Parking Spaces: 791      Loading Docks: 2

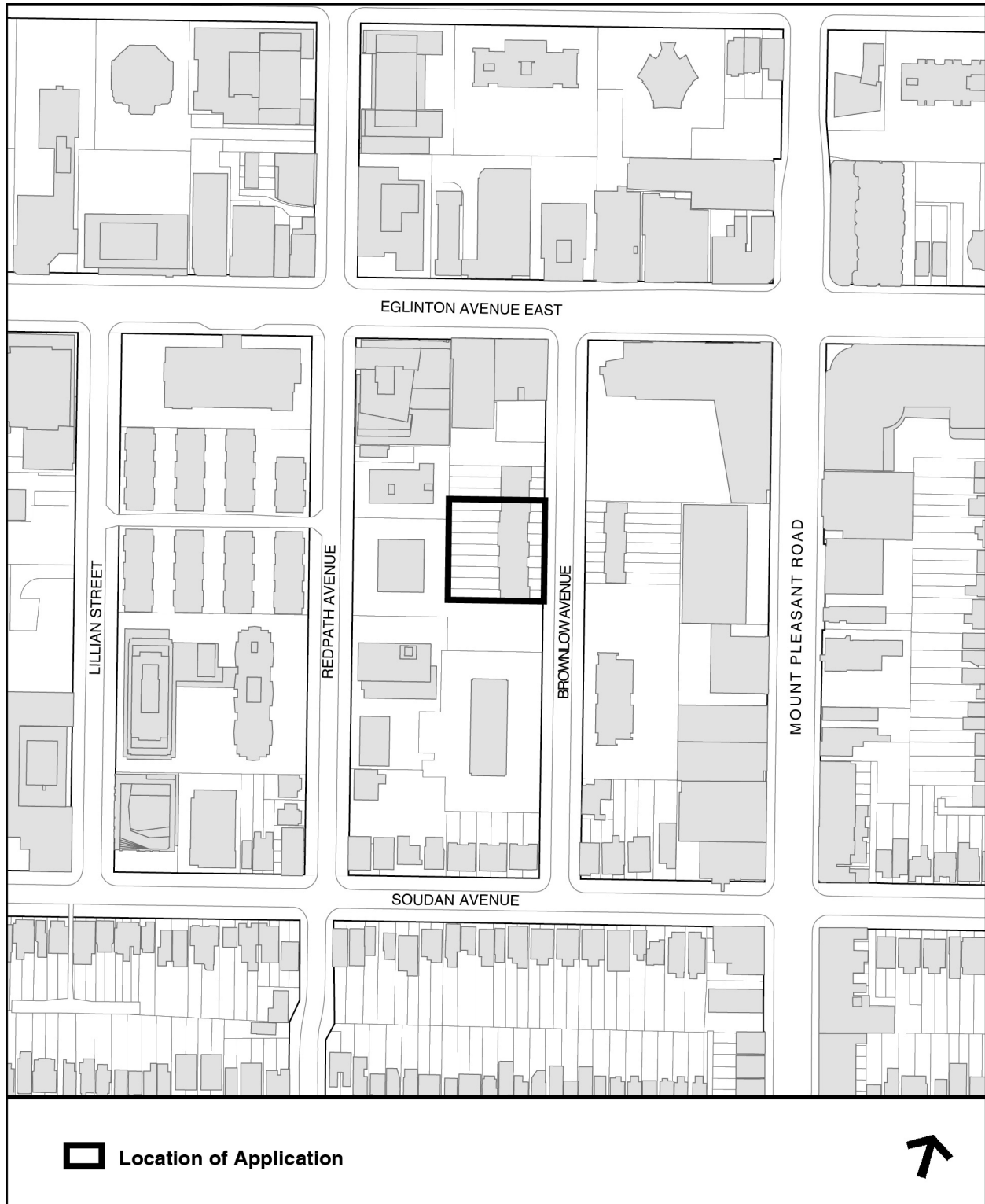
#### CONTACT:

Patrick Miller, Senior Planner, Community Planning

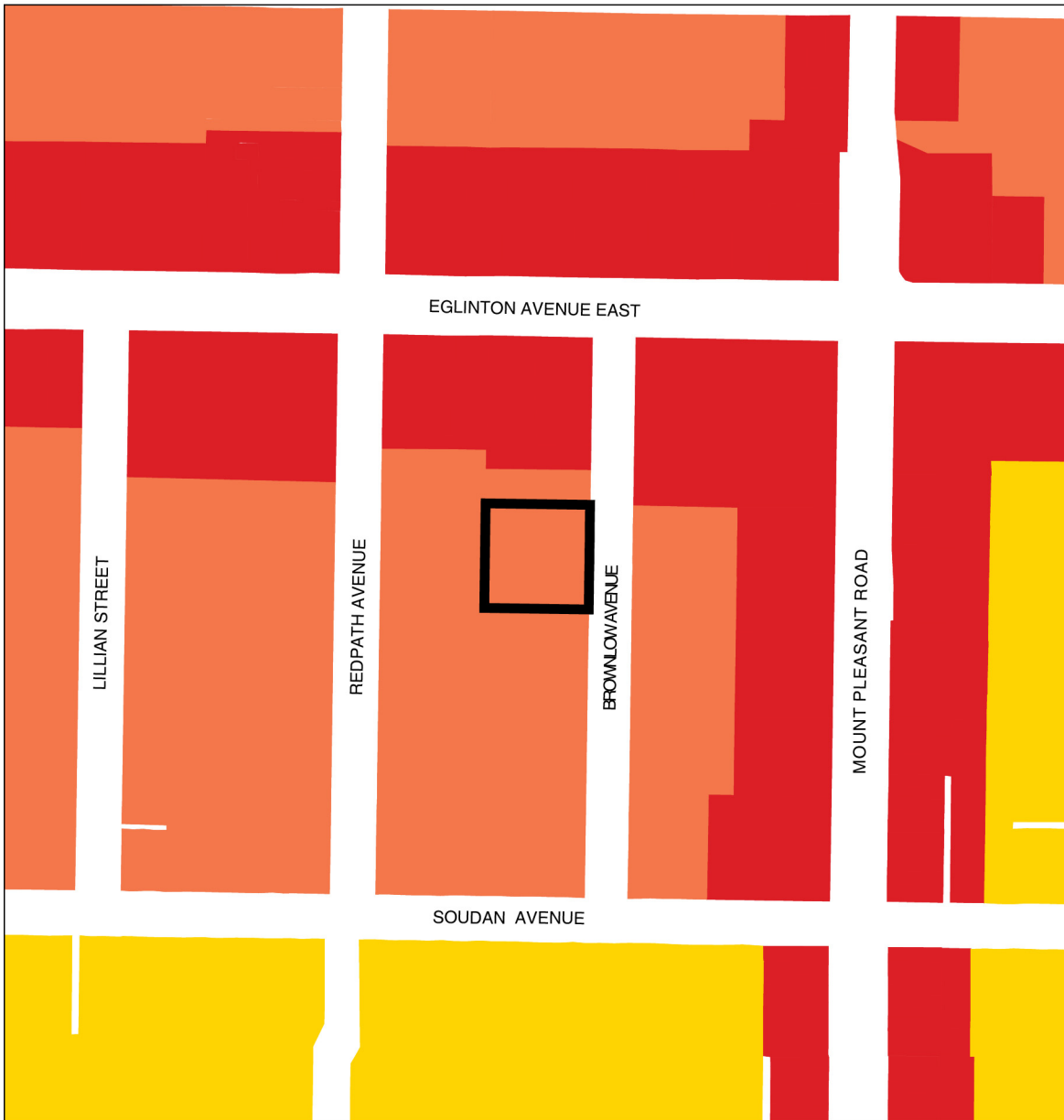
416-338-3002

Patrick.Miller@toronto.ca

## Attachment 2: Location Map



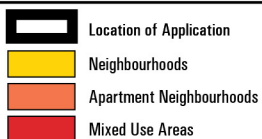
# Attachment 3: Official Plan Land Use Map



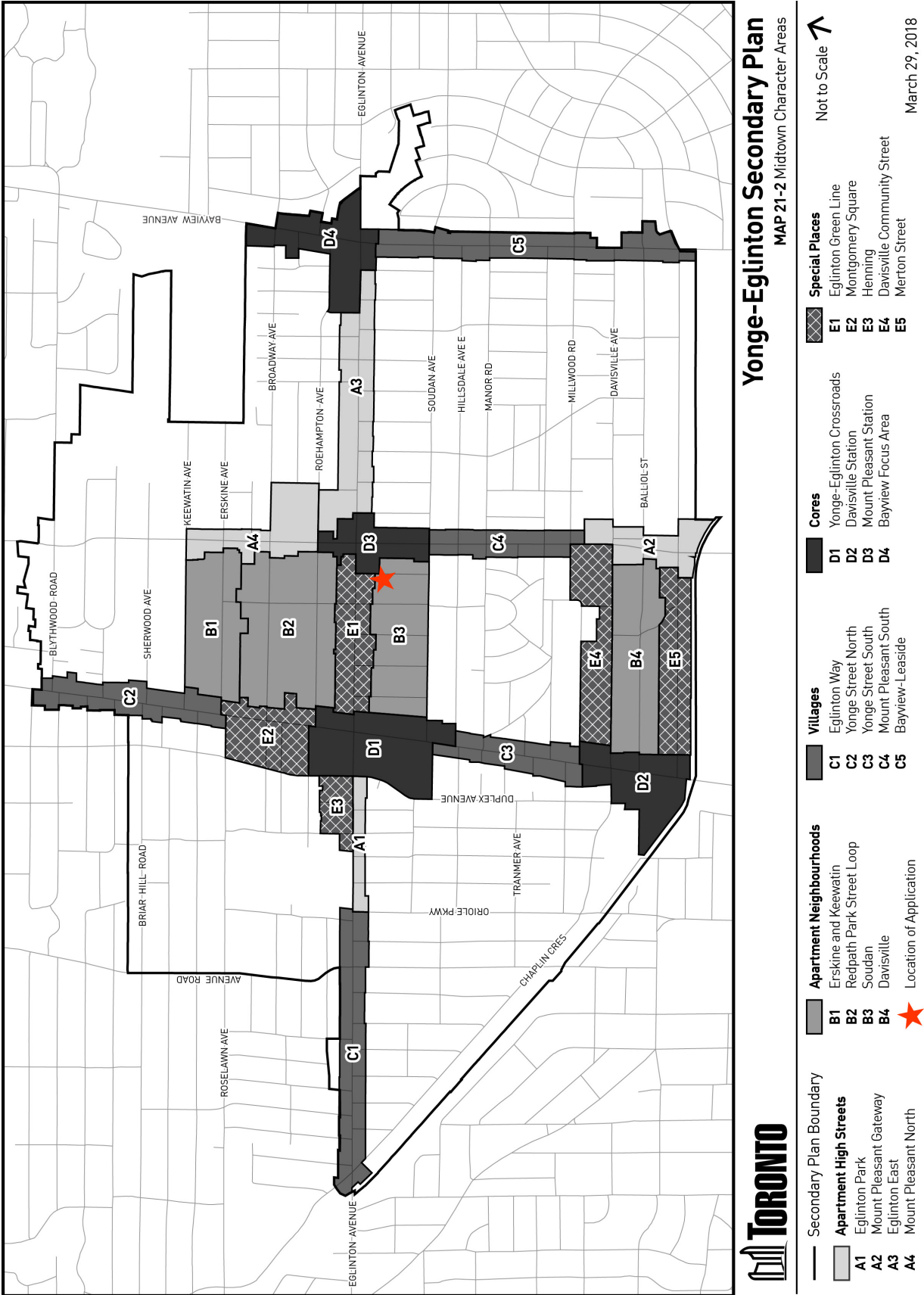
Official Plan Land Use Map #17

54 - 70 Brownlow Avenue

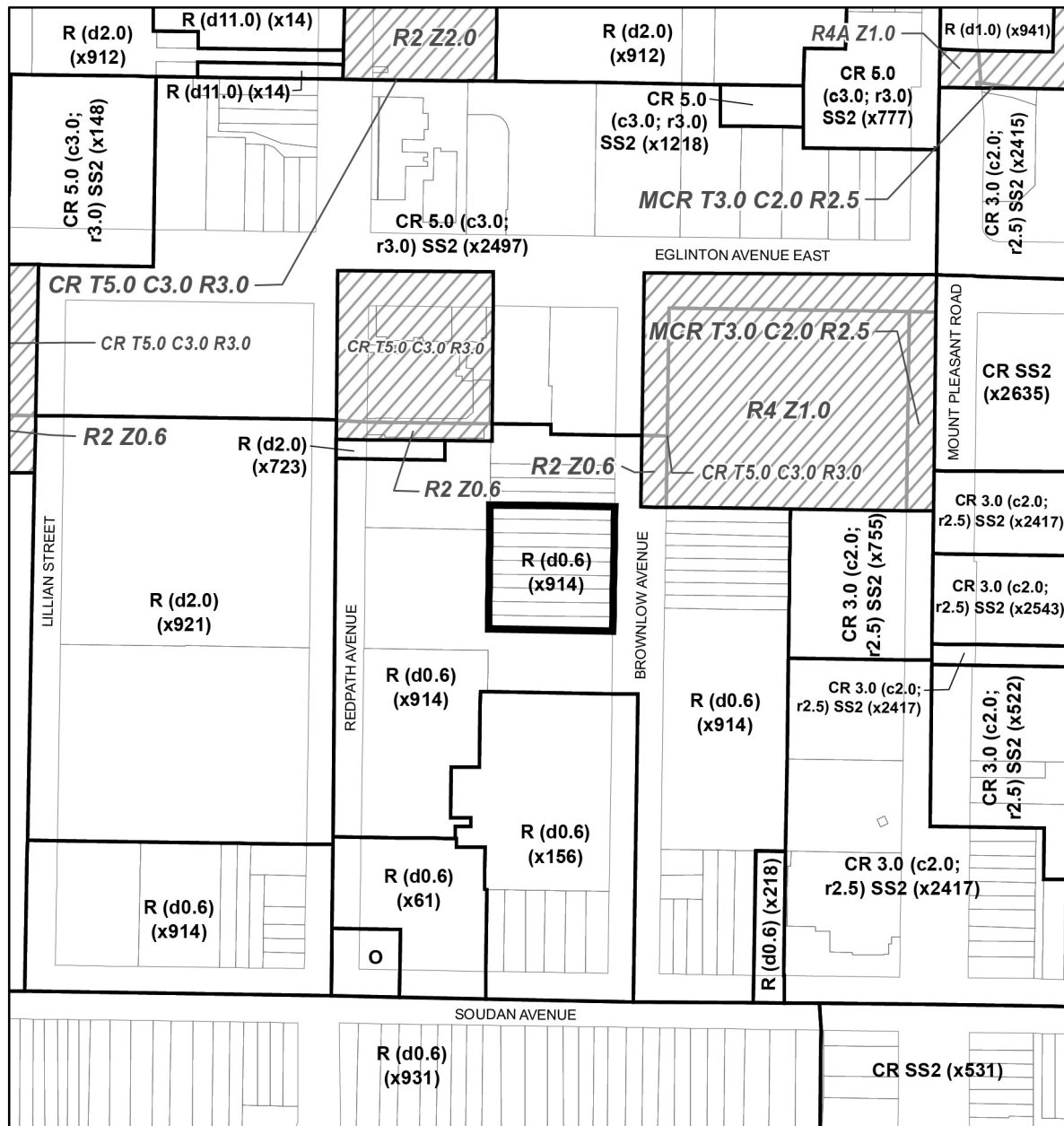
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Not to Scale  
Extracted: 06/17/2024



# Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013

54 - 70 Brownlow Avenue

File # 24 163313 STE 12 0Z



Location of Application

R Residential CR Commercial Residential  
O Open Space



See Former City of Toronto By-law No. 438-86

R2 Residential District  
R4 Residential District  
R4A Residential District  
CR Mixed-Use District  
MCR Mixed-Use District



Not to Scale  
Extracted: 06/25/2024

## Attachment 6: Draft Zoning By-law Amendment

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 54, 56, 58, 60, 62, 64, 66, 68 and 70 Brownlow 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

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 R (d0.6) (x914) to a zone label of RA (x268) as shown on Diagram 2 attached to this By-law.
- 4.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 268 so that it reads:

(268) Exception RA 268

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 54, 56, 58, 60, 62, 64, 66, 68 and 70 Brownlow 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 (U) below;

(B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 161.0 metres and the elevation of the highest point of the **building** or **structure**;

(C) Despite regulation 15.10.40.10(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];

(D) Despite regulations 15.5.40.10(2) to (6) and (C) 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) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;

- (ii) **building** maintenance units and window washing equipment, by a maximum of 8.0 metres;

- (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres; and

- (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;

(E) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 47,750 square metres;

(F) Despite regulation 15.10.40.50(1), **amenity space** must be provided at the following rate:

- (i) at least 2.7 square metres for each **dwelling unit** as indoor **amenity space**;

- (ii) at least 0.9 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and

- (iii) no more than 25 percent of the outdoor component may be a **green roof**;

(G) Despite regulations 15.10.40.70(1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number]; and,

- (i) the east **main wall** of the ground floor must be set back a minimum of 6.0 metres from the east **lot line**, as shown on Diagram 3 of By-law [Clerks to insert By-law number];



(ii) the south **main wall** of the ground floor must be set back a minimum of 8.0 metres from the south **lot line**, as shown on Diagram 3 of By-law [Clerks to insert By-law number];

(H) Despite regulations 15.5.40.10(2) to (6) and (G) above, the following elements may encroach into the required minimum **building setbacks** as follows:

(i) decks, porches, and balconies, by a maximum of 2.0 metres;

(ii) canopies and awnings, by a maximum of 3.5 metres;

(iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.5 metres;

(iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;

(v) window projections, including bay windows and box windows, by a maximum of 1.0 metres;

(vi) eaves, by a maximum of 2.0 metres;

(vii) dormers, by a maximum of 1.5 metres; and

(viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;

(I) Of the total number of **dwelling units** provided on the lot:

(i) a minimum of 15 percent must be two-bedroom **dwelling units**;

(ii) a minimum of 10 percent must be three-bedroom **dwelling units**; and

(iii) an additional 15 percent of the total number of **dwelling units** will be a combination of two-bedroom and three-bedroom **dwelling units**, or **dwelling units** that can be converted to two-bedroom and three-bedroom **dwelling units** through the use of adaptable design measures;

(J) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:

(i) a minimum of 0.10 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 Parking Zone A;

(ii) a minimum of 2 residential visitor **parking spaces** and an additional 0.01 residential visitor **parking spaces** for each **dwelling unit**;

(K) Despite Regulation 200.15.10.10(1), a minimum of 9 percent of the required **parking spaces**, including 1 of the required visitor **parking spaces** on the lands must be an accessible **parking space**;

(L) Despite Regulation 15.5.50.10(1), with respect to required minimum **landscaping**, does not apply;

(M) Despite Regulation 15.5.50.10(2), a strip of **soft landscaping**, which may include a fence, will not be required on any part of a **lot line** abutting a **lot** in the Residential Zone category;

(N) In addition to the areas a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i), (ii) and (iii), "long-term" **bicycle parking spaces** may also be located on the mezzanine level of the **building**;

(O) Despite Regulation 200.5.1.10(2), a maximum of 15 percent of the provided **parking spaces** may have the following minimum dimensions:

- (i) a length of 5.1 metres;
- (ii) a width of 2.4 metres; and
- (iii) a vertical clearance of 1.7 metres;

(P) Despite Regulation 200.15.1(1) and 200.15.1(3), accessible **parking spaces** must comply with the following provisions:

(i) an accessible **parking space** must have the following minimum dimensions:

- a) length of 5.6 metres;
- b) width of 3.4 metres; and
- c) vertical clearance of 2.1 metres;

(ii) The entire length of an accessible **parking space** must be adjacent to a 1.5m-wide accessible barrier aisle or path;

(Q) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 **parking spaces** may be obstructed on one or two sides as described in Regulation 200.5.1.10(2)(D), without increasing the minimum width of the **parking space** by 0.3 metres for each side of the **parking space** that is obstructed;

(R) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **stacked bicycle parking space** are:

- (i) a minimum length of 1.4 metres;
- (ii) a minimum width of 0.2 metres; and

(iii) a minimum vertical clearance from the ground of 2.4 metres;

(S) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be located in a **stacked bicycle parking space**;

(T) 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" 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 to 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;

(U) Regulation 900.7.10(803), with respect to regulations applying to the Yonge-Eglinton Secondary Plan area, does not apply.

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.

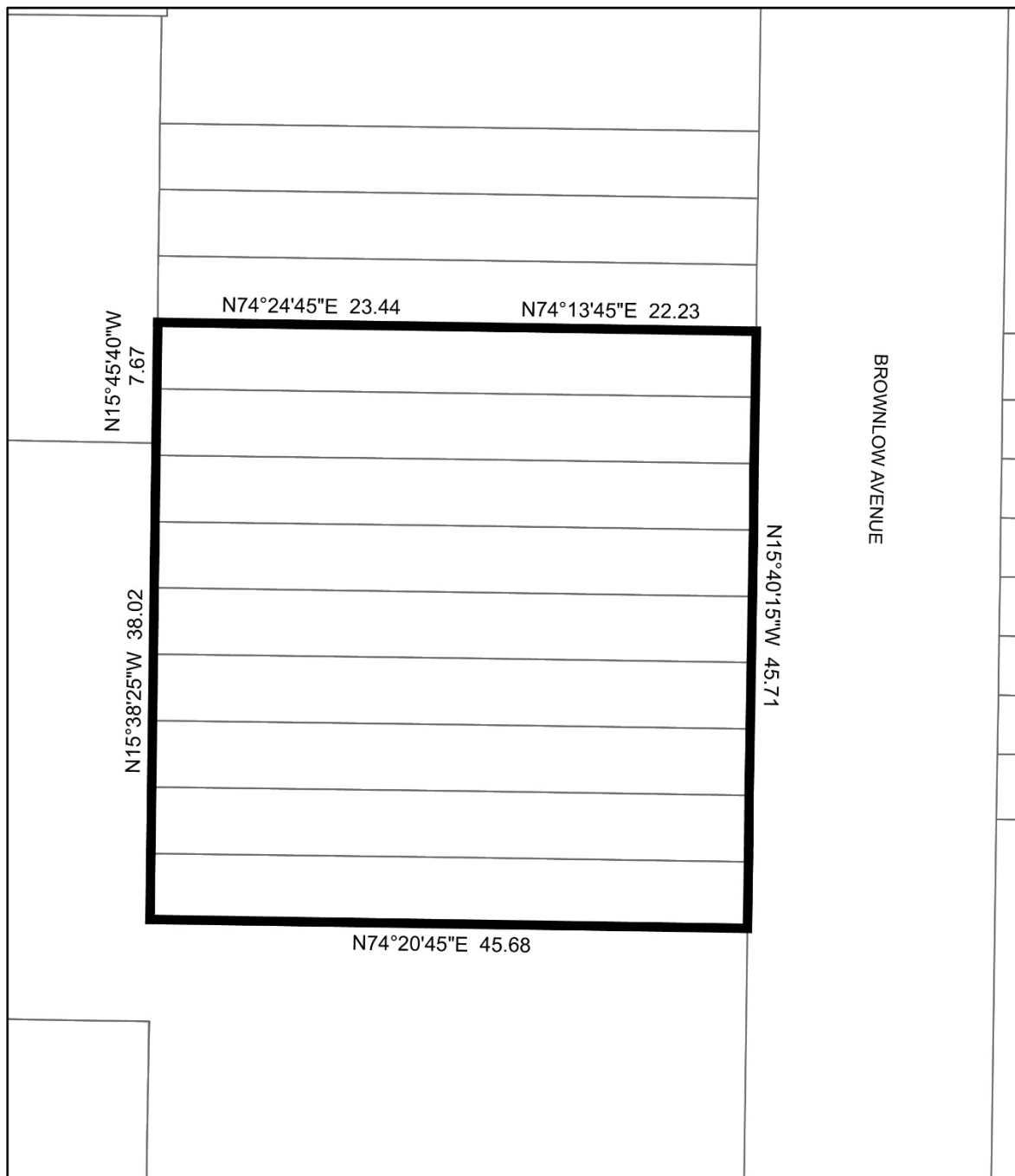
**6. Temporary Use(s):**

(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 and/or leasing 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 [Clerks to insert date].

Frances Nunziata, [full name],  
Speaker      City Clerk


(Seal of the City)

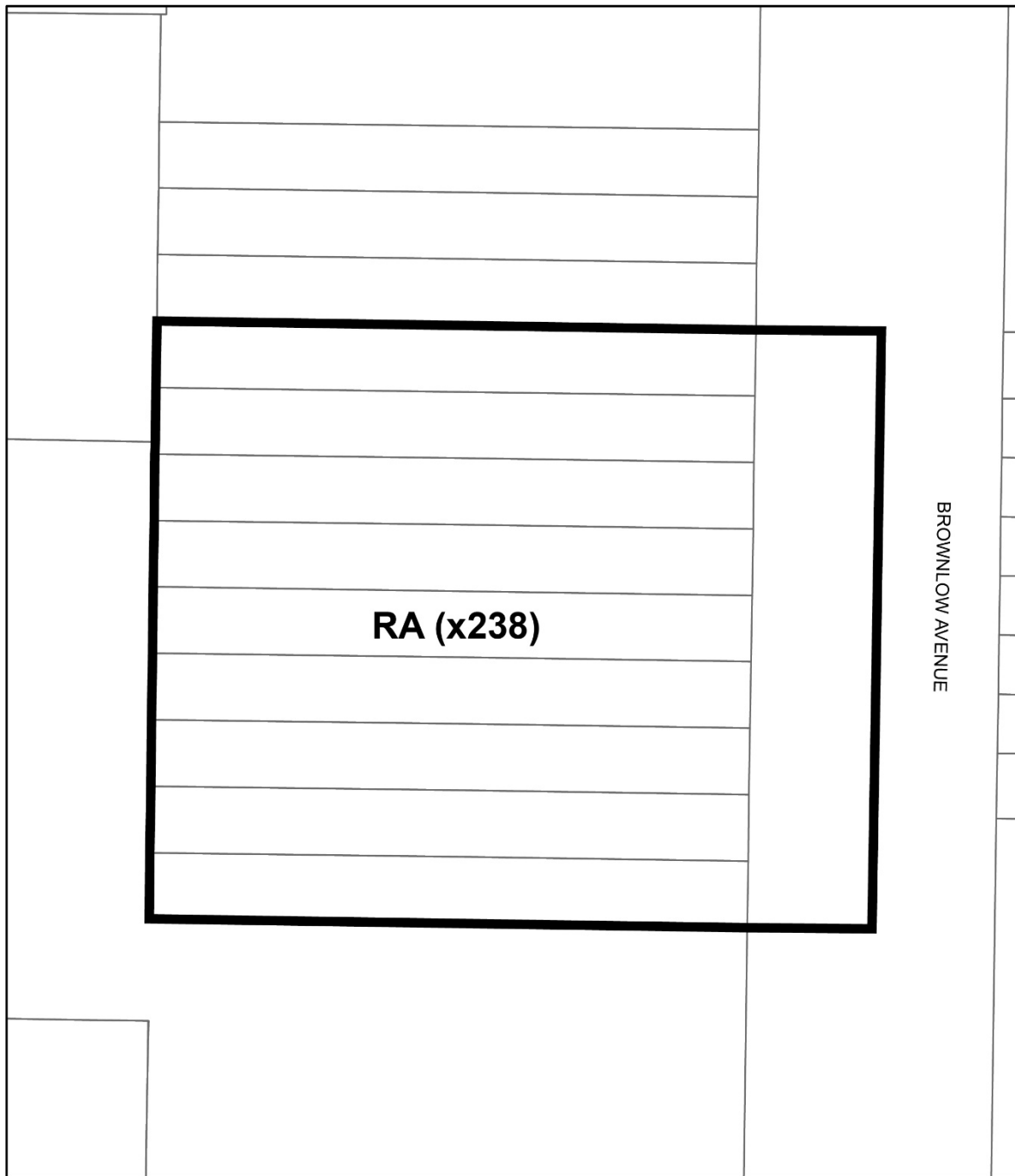


**Toronto**  
Diagram 1

**54 - 70 Brownlow Avenue**

File # 24 163313 STE 12 0Z


  
 City of Toronto By-law 569-2013  
 Not to Scale  
 01/28/2025

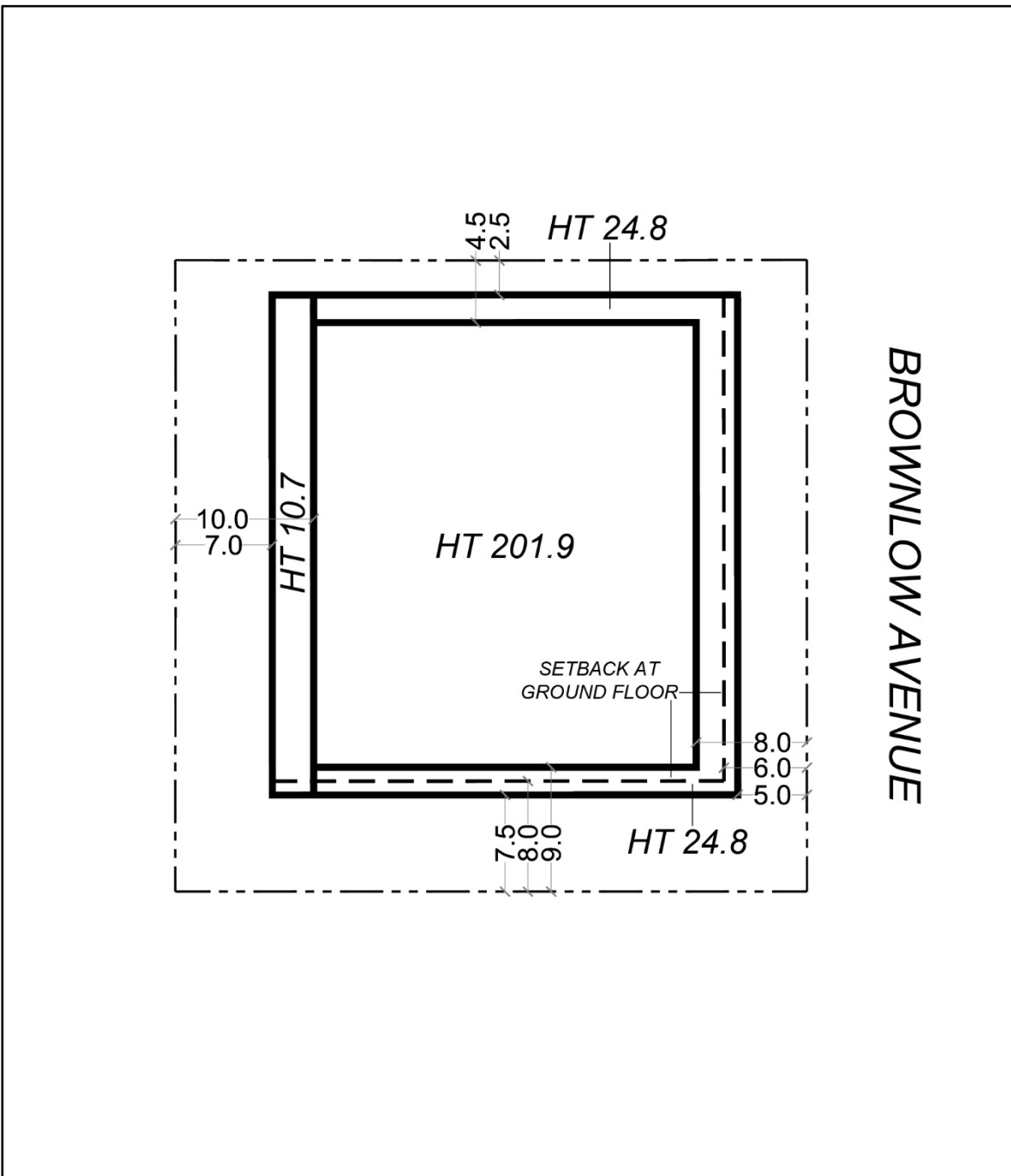


 **TORONTO**  
Diagram 2

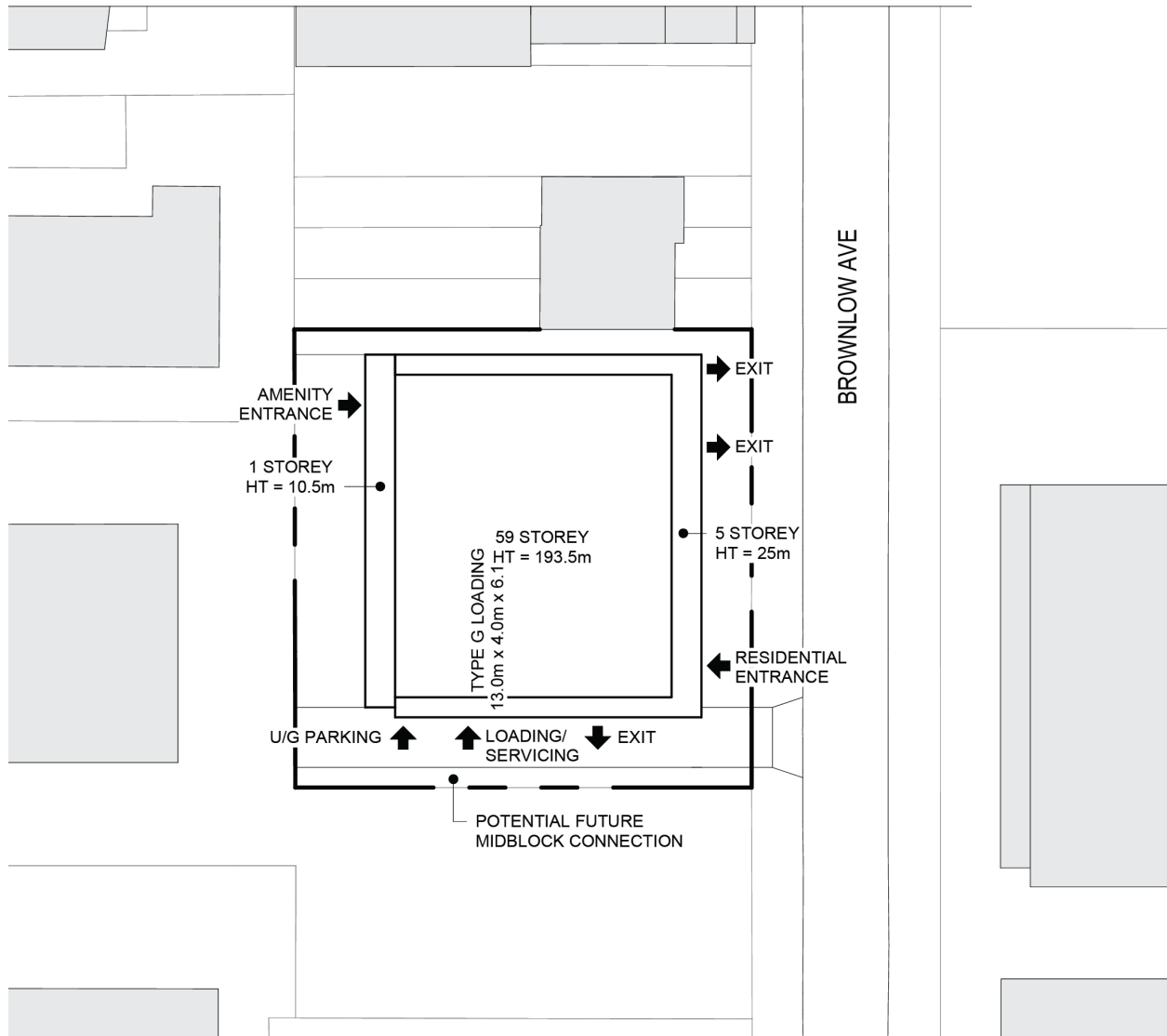
**54 - 70 Brownlow Avenue**

File # 24 163313 STE 12 0Z

  
City of Toronto By-law 569-2013  
Not to Scale  
02/04/2025



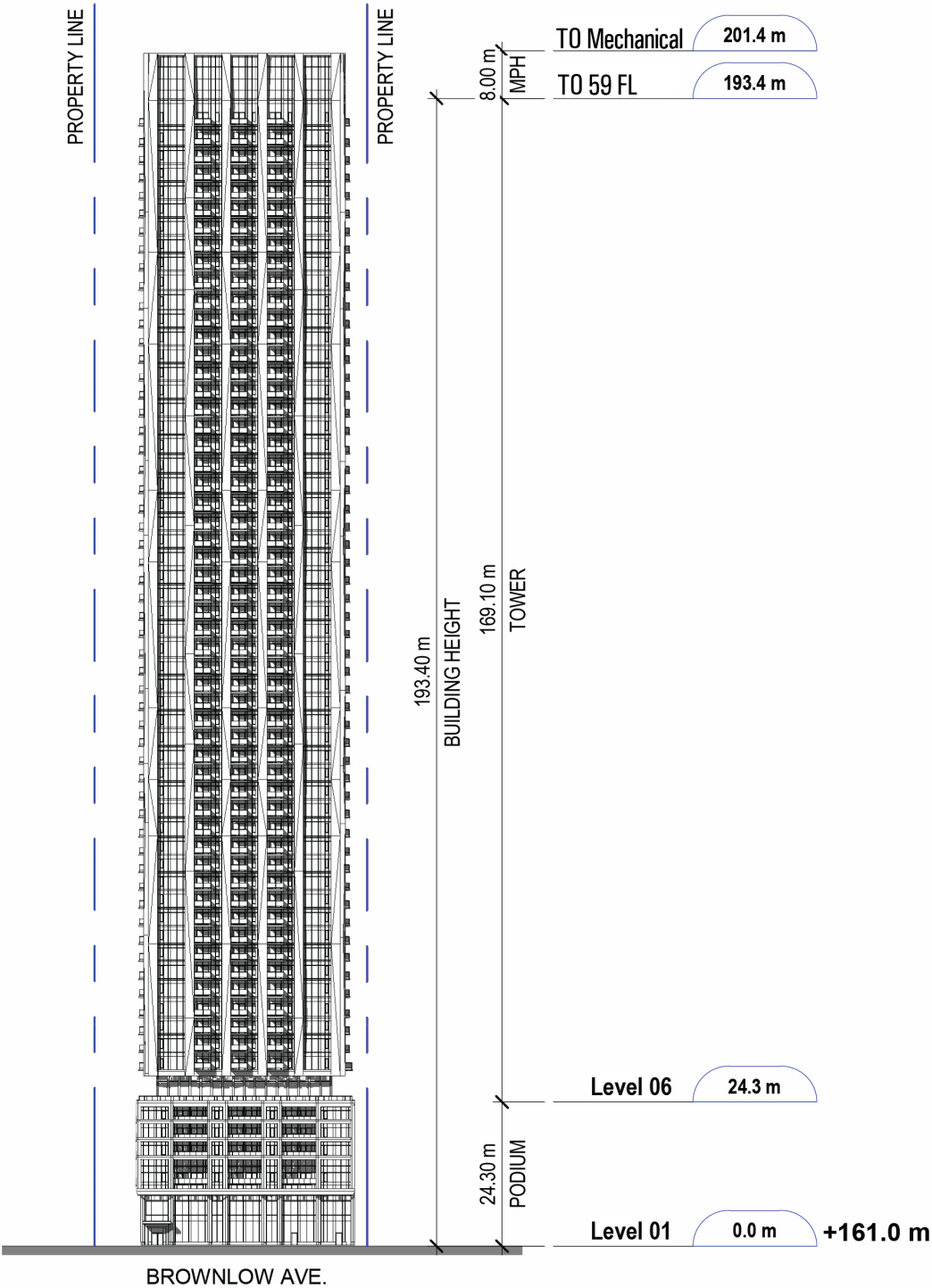
## Attachment 7: Site Plan



Site Plan



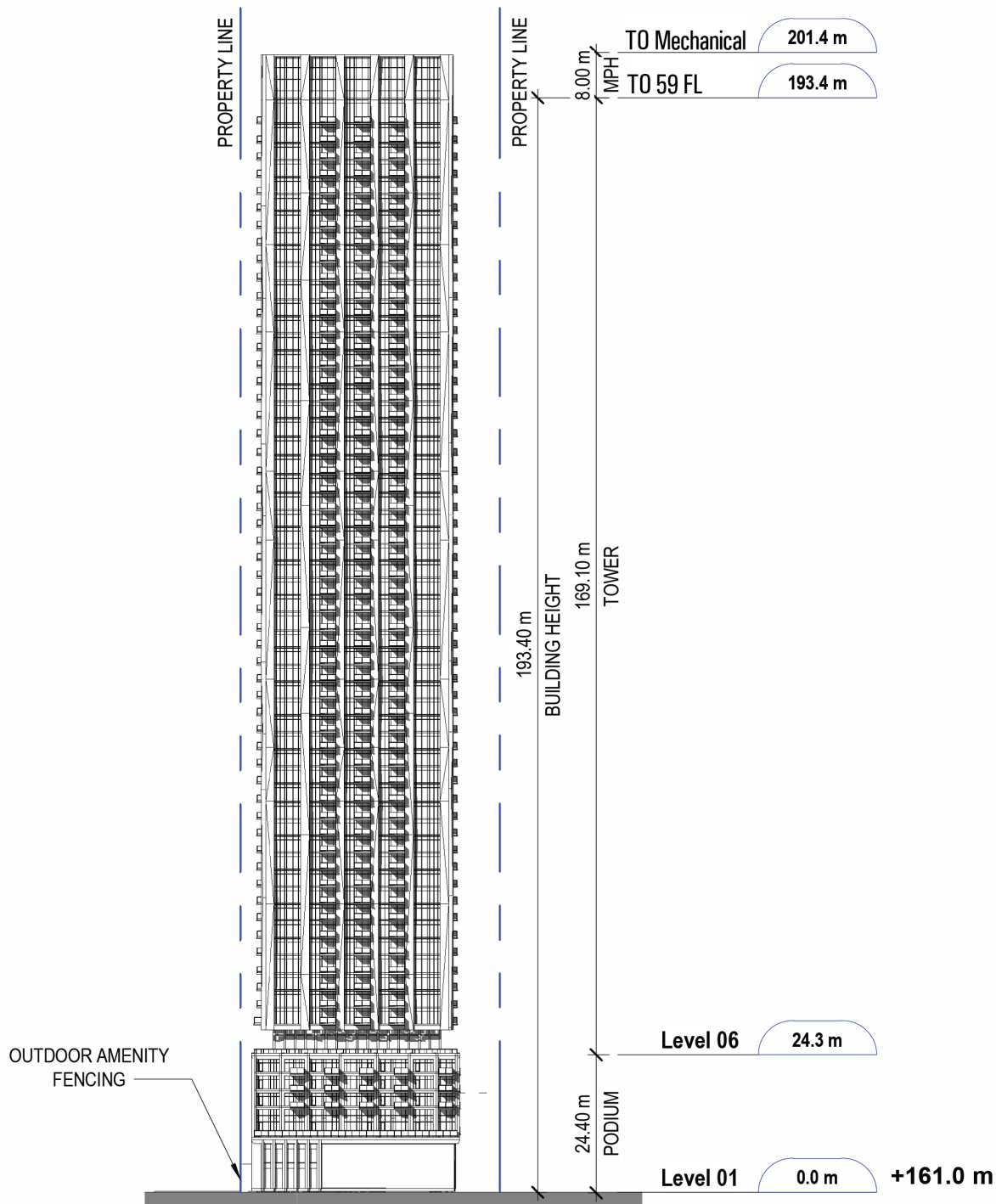
Attachment 8: Elevations - East



East Elevation

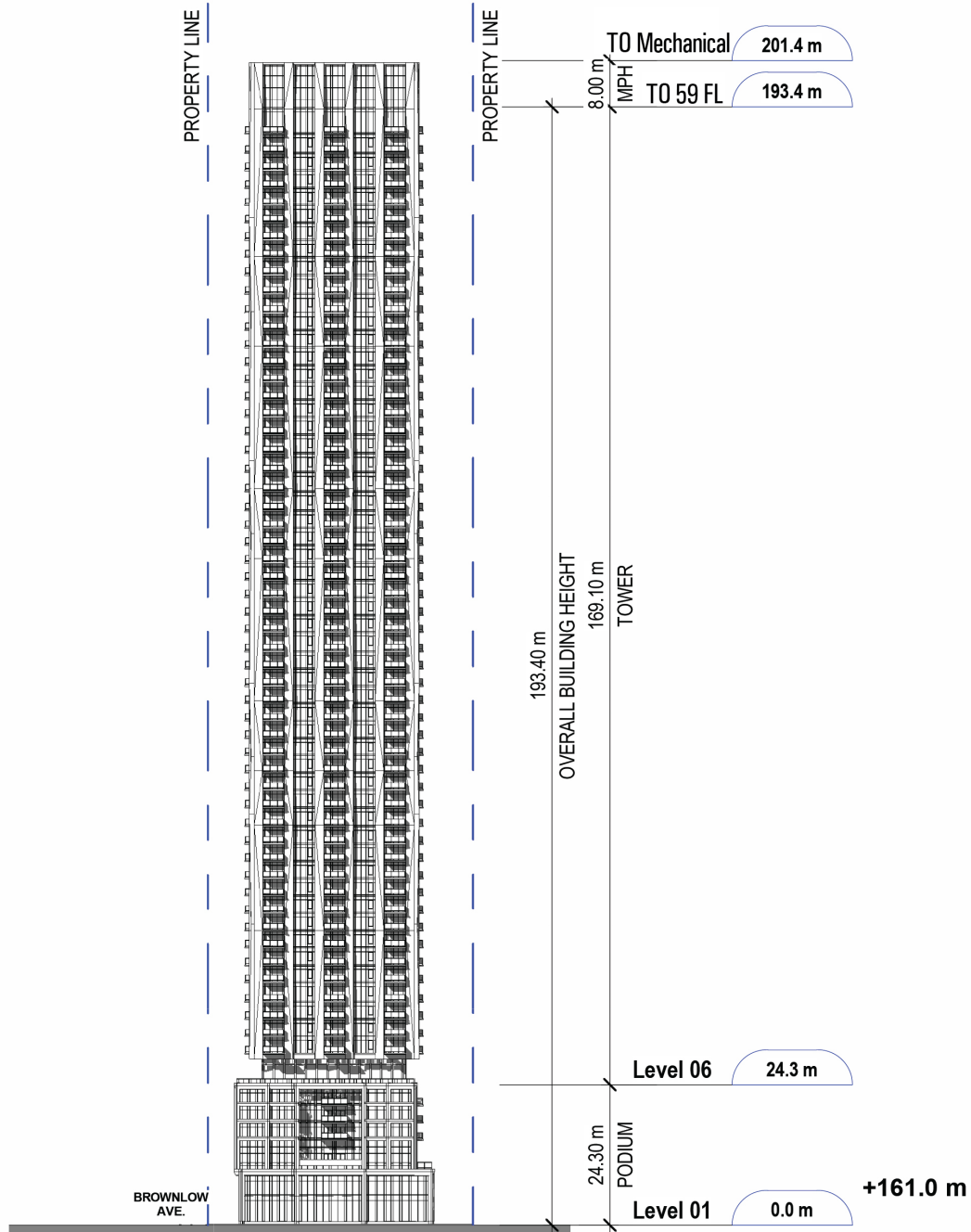


Attachment 9: Elevations - West



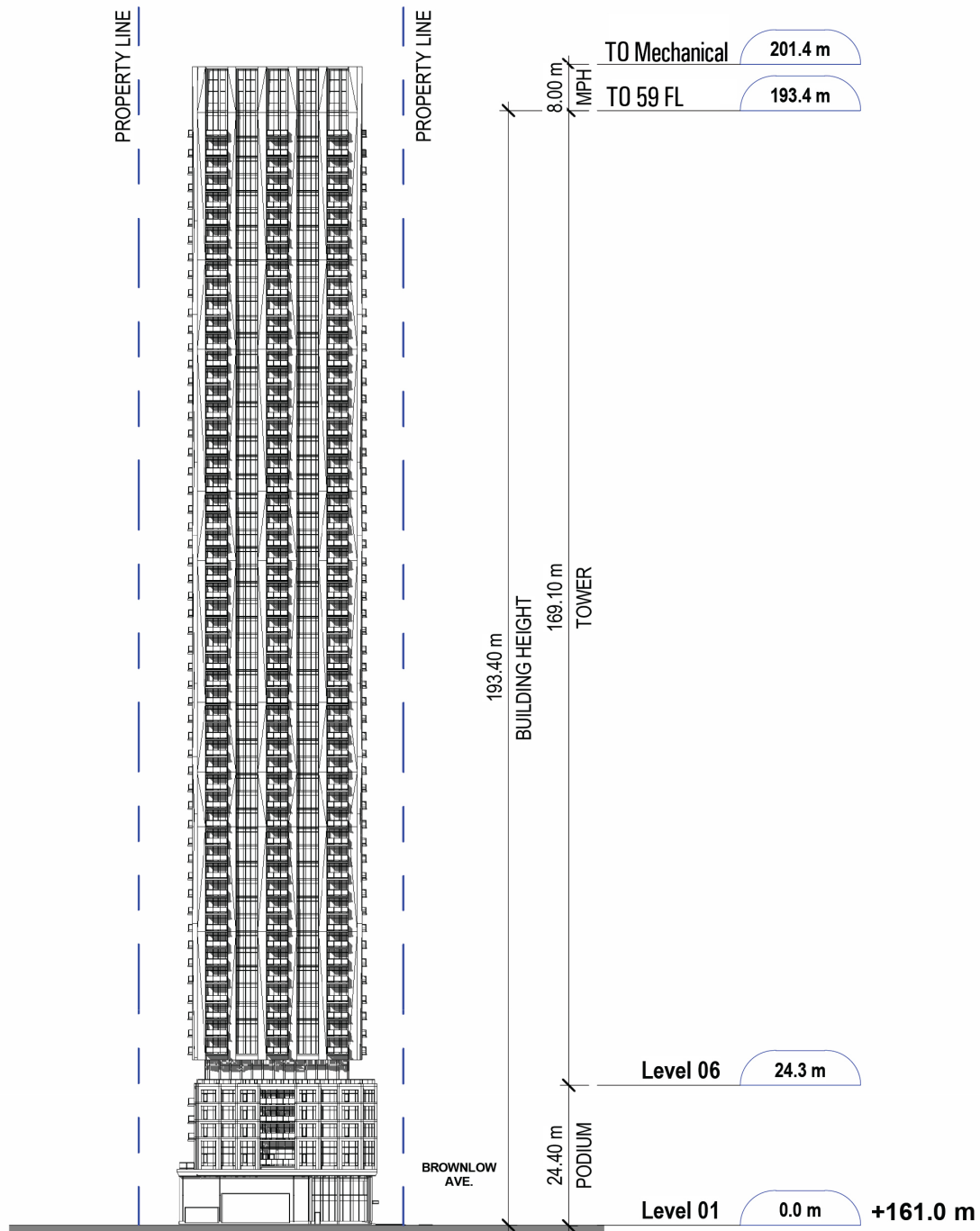
West Elevation

## Attachment 10: Elevations - North



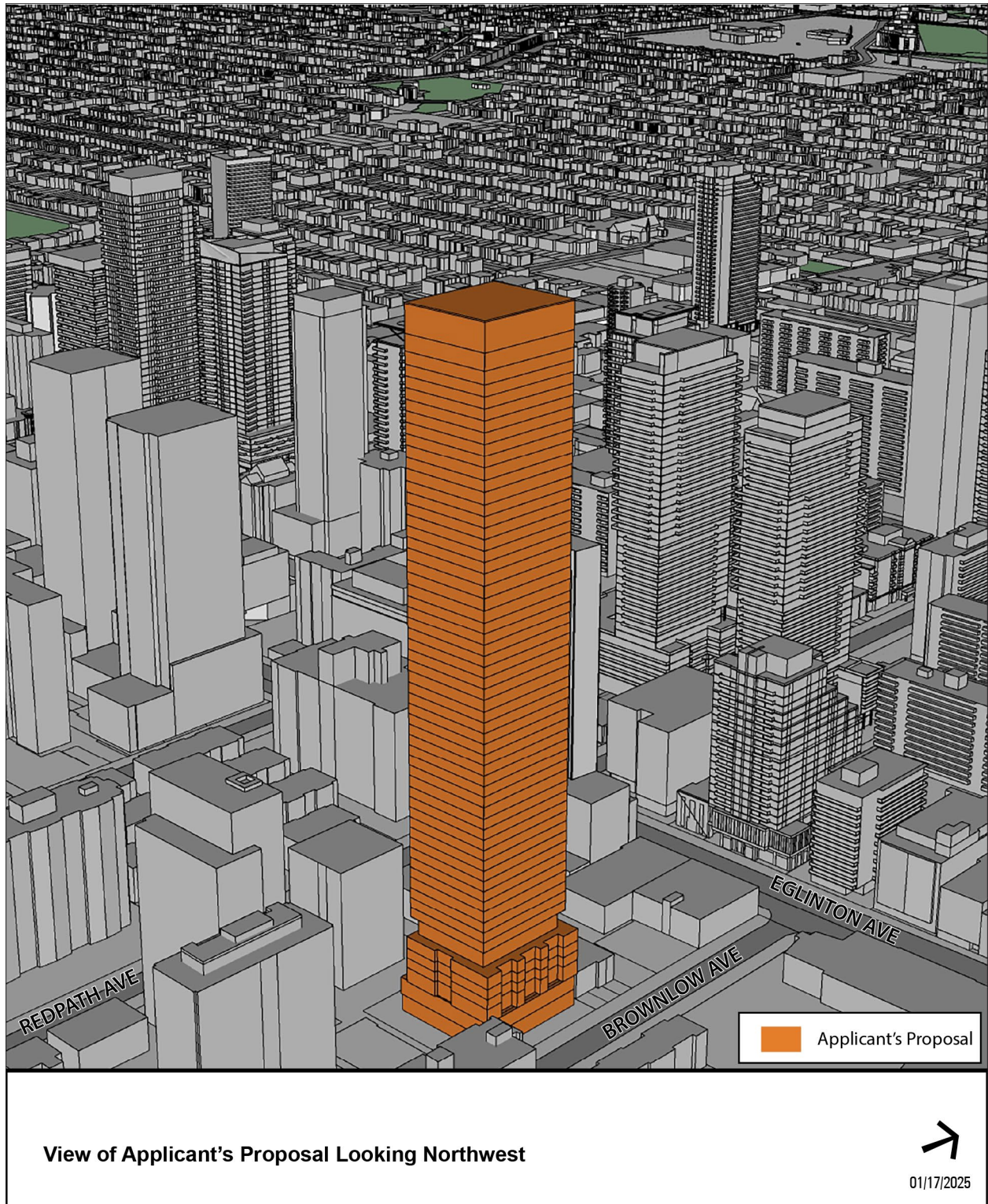
North Elevation

## Attachment 11: Elevations - South



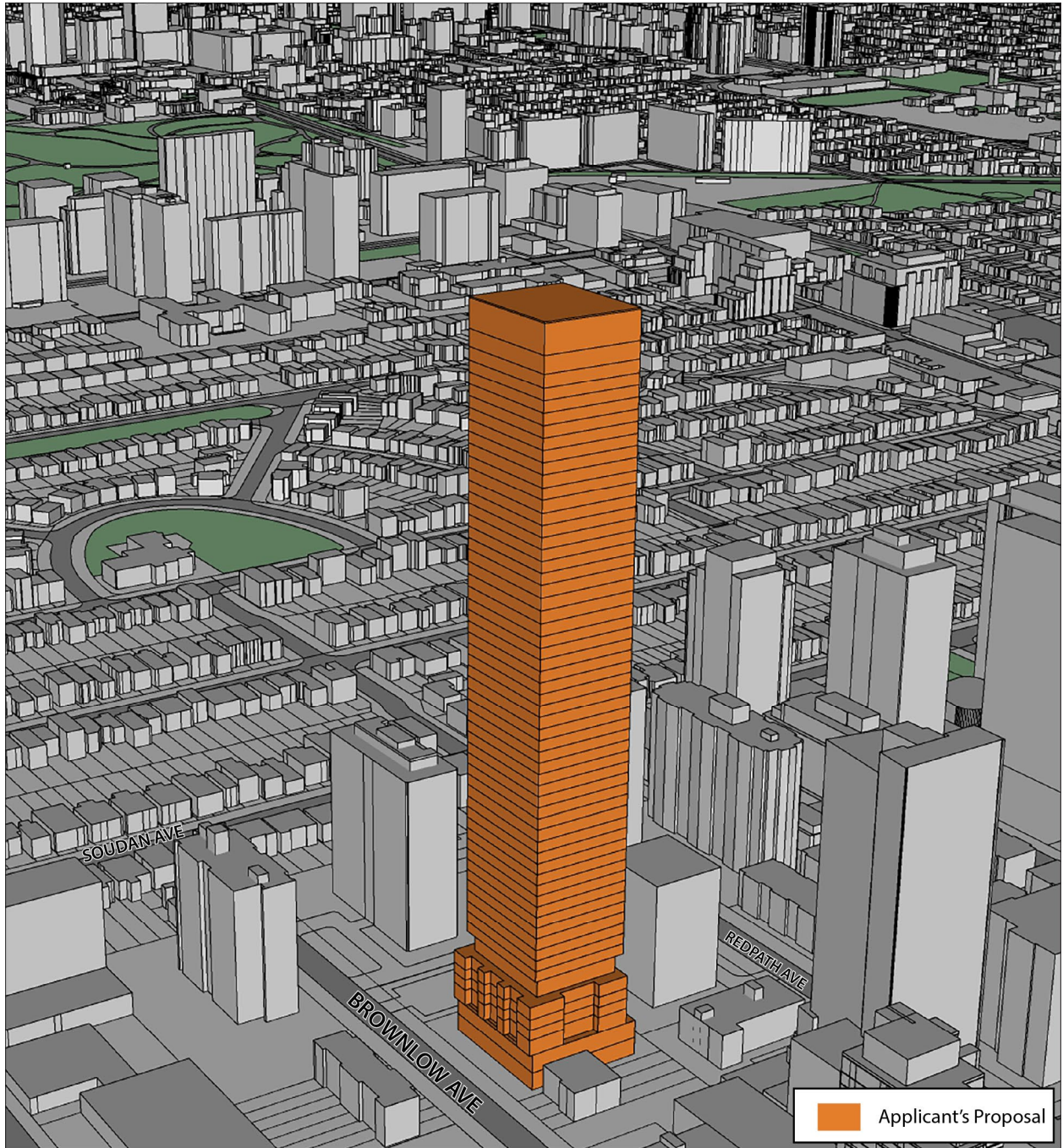
South Elevation

## Attachment 12: 3D View - North West



## Attachment 13: 3D View - Southwest





**View of Applicant's Proposal Looking Southwest**



01/17/2025