

Authority: Toronto and East York Community Council Item XXX, adopted by City of Toronto Council on [month day, year]

**CITY OF TORONTO**

**BY-LAW XXX-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2-12 Cawthra Square**

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 (d1.0) (x82) to a zone label of RAC (xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number XXX so that it reads:

(XXX) Exception RAC XXX

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 2-12 Cawthra Square, if the requirements of By-law XXX-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;

- (B) Despite regulations 15.20.20.100(1)(A), (C) and (E) and 15.20.20.100(4)(A)(i)(a) and (b), the following non-residential uses may be located on the first and second **storey** of an **apartment building**, occupy up to 100% of the **interior floor area** of a **storey** of an **apartment building**, and the **interior floor area** of an individual establishment may not exceed 500 square metres:
- (i) **art gallery, artist studio, club, education use, office for a non-profit organization, performing arts studio, production studio, recreation use, community centre or library;**
- (C) Despite regulation 15.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 111.27 metres and the elevation of the highest point of the **building or structure**;
- (D) Despite regulations 15.20.40.10(1) and (2), the permitted maximum height of a **building or structure** is:
- (i) with respect to the portion of the **building** that is not hatched on Diagram 3 of By-law [Clerks to insert By-law number], the number in metres following the letters "HT" and the number of **storeys** shown as the numerical value following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (ii) with respect to the portion of the **building** that is hatched on Diagram 3 of By-law [Clerks to insert By-law number], the height of the **lawfully existing building** as it existed on the **lot** at the time of the passing of By-law [Clerks to insert By-law number];
- (E) Despite regulations 15.5.40.10(2) to (4) and (D) above, **lawfully existing** equipment and **structures** above the portion of the **building** that is hatched on Diagram 3 of By-law [Clerks to insert By-law number] may vertically project above the **lawfully existing building** to the extent that they **lawfully** exist;
- (F) Despite regulations 15.5.40.10(2) to (5) 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) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.5 metres;
- (ii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
- (iii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.5 metres;
- (G) Despite regulation 15.5.40.10(6)(A) and (D) above, the following equipment,

**structures** or parts of a **building** located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 8.0 metres:

- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) **structures** or parts of the **building** used for the functional operation of the **building**, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities;
  - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above; and
  - (iv) **building** maintenance units and window washing equipment, which may project an additional 6.5 metres above the elements listed in (i) to (iii) above;
- (H) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings and structures** is 40,224 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) an additional 15 percent of the total number of **dwelling units** must have two and three bedrooms, or must be **dwelling units** that can be converted to two and three bedroom **dwelling units** through the use of accessible or adaptable design measures;
  - (iv) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
  - (v) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number will be rounded down to the nearest whole number; and
  - (vi) the calculation of **dwelling units** in (I), shall not include any **dwelling units** that are being provided for the purposes of rental replacement;
- (J) Despite regulation 15.5.40.50(2), a balcony at the eighth **storey** and above and only on the south **main wall**, as shown on Diagram 3 of By-law XXX-2025, may encroach into the required minimum **building setback** by 1.8 metres;

- (K) Despite regulation 15.20.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of:
- (i) 2.0 square metres for each **dwelling unit** of indoor **amenity space**; and
  - (ii) 640 square metres of outdoor **amenity space**;
- (L) Despite regulation 15.5.40.60(1)(A), a platform no higher than the first **storey** of the **building** may encroach into a required minimum **building setback** provided it is located no closer than 0.0 metres to the **front lot line**;
- (M) Despite Clause 15.5.40.60 and (N) below, **lawfully existing** elements may encroach into the required minimum **building setbacks** and **main wall** separation distances to the extent that they **lawfully** exist on the **lot** at the time of the passing of By-law [Clerks to insert By-law number];
- (N) Despite regulations 15.20.40.70(1), (2), (3) and (4) and 600.10.10(1), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law XXX-2025;
- (O) Despite regulations 15.20.40.80(1), (2), (3) and (4), the required separation distances of **main walls** are as shown in metres on Diagram 3 of By-law XXX-2025;
- (P) For the purposes of this exception, regulation 15.5.50.10(1), regarding **landscaping** area, does not apply;
- (Q) For the purposes of this exception, regulation 15.5.50.10(2), regarding a **soft landscaping** strip, does not apply;
- (R) For the purposes of this exception, regulation 15.5.100.1(2), regarding unobstructed **vehicle** access between the **street** and the principal pedestrian entrance to the **building**, does not apply;
- (S) Despite regulation 200.5.1.10 (2)(A), a maximum of four **parking spaces** may have minimum dimensions of:
- (i) length of 5.2 metres;
  - (ii) width of 2.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (T) Despite regulation 200.5.10.1(1), a minimum of 0 **parking spaces** for visitors are required;
- (U) Despite regulation 200.15.1(1) and (3), 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) The entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path and such aisle may be shared by two accessible **parking spaces**;
- (V) Despite regulation 200.15.1(4), accessible **parking spaces** must be within 20 metres of a barrier free entrance to a **building** or vestibule entrance to a passenger elevator that provides access to the first **storey** of the **building**;
- (W) Despite regulation 970.10.15.5(11), a minimum of 4 accessible **parking spaces** must be provided;
- (X) Despite regulation 220.5.10.1(1), a minimum of 1 Type “G” **loading space** and 1 Type “C” **loading space** must be provided;
- (Y) Despite regulation 230.5.1.10 (4)(B), the minimum dimensions for a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
- (i) minimum length or vertical clearance of 1.8 metres;
  - (ii) minimum width of 0.4 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (Z) Despite regulation 230.5.1.10(9), a "long-term" **bicycle parking space** may be located on the first or second **storeys** of the **building** or on levels of the **building** below-ground.
- (AA) Despite regulation 200.25.15.2(2), regulations 200.5.10.1(7)(C), 200.5.10.1(12), 200.15.1(5), 200.15.10.5(1), Table 200.15.10.5 – Minimum Parking Space rates for Accessible Parking Spaces, 200.15.10.5(2), (3), and (4), and 200.15.10.10(1) do not apply, provided that the **building** or **structure** complies with regulations 970.10.1(2) and (3), 970.10.15.5(13), (14), (15), (16), Table 970.10.15.5(1) – Parking Space Rates for Effective Parking Spaces, 970.10.15.5(17) and (18), **or with the provisions of By-law 569-2013, as amended, as it read after July 22, 2022 and prior to March 31, 2025**;

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:

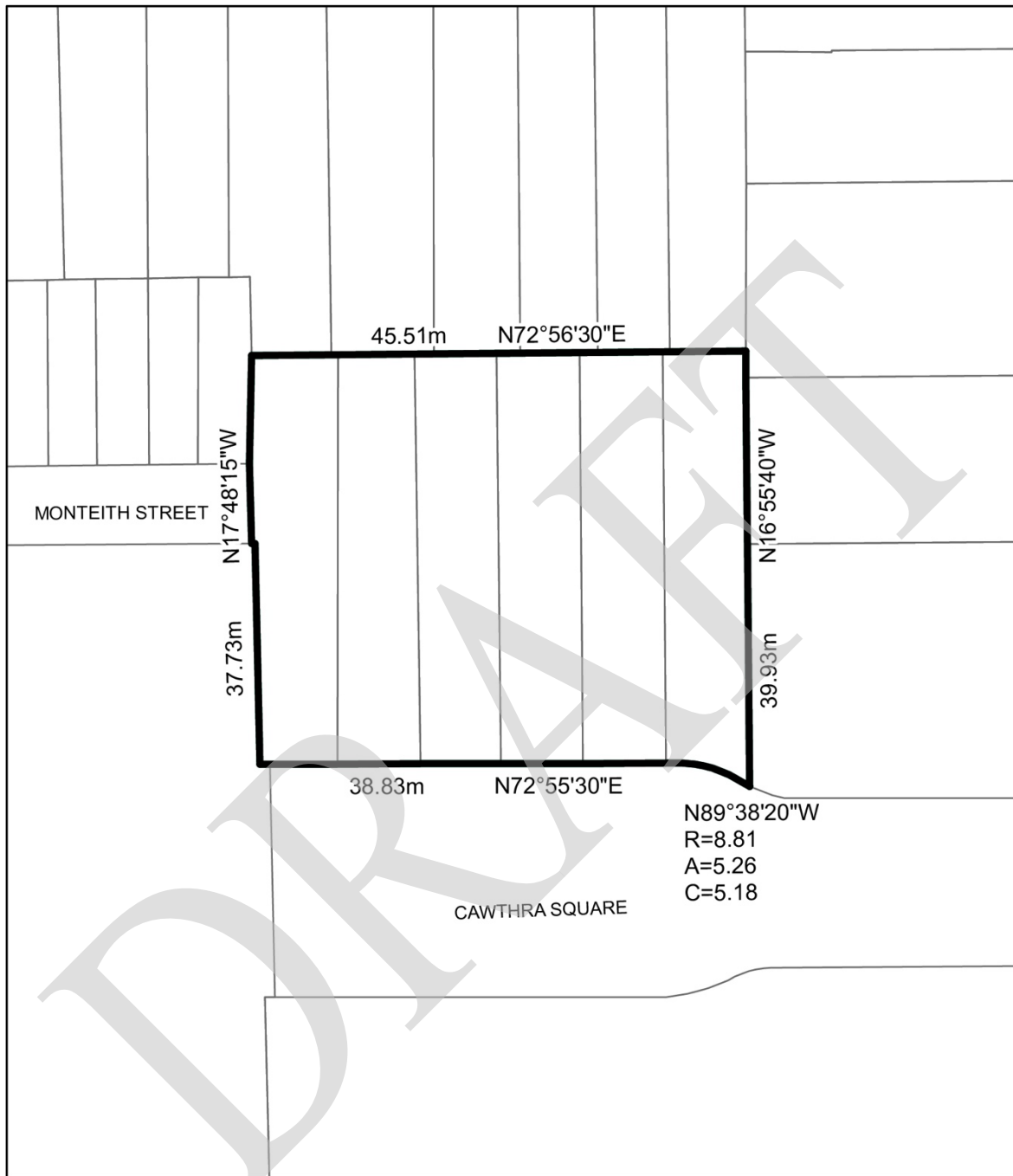
None of the provisions of Zoning By-law 569-2013, as amended, or this By-law, apply to prevent the erection and use of a temporary sales office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk

(Seal of the City)



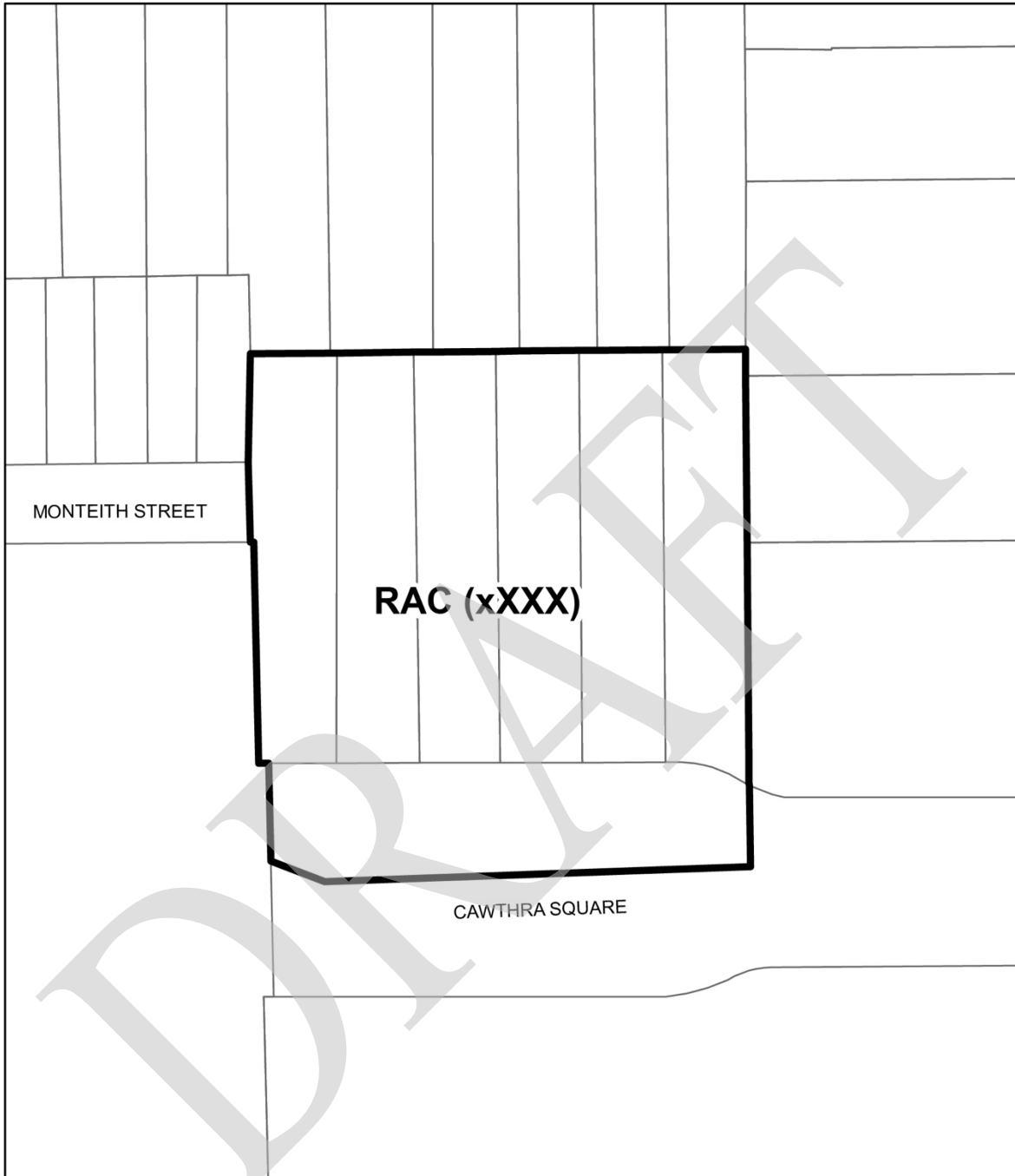
**Toronto**  
Diagram 1

**2-12 Cawthra Square**

File # 23 140427 STE 13 0Z



City of Toronto By-law 569-2013  
Not to Scale  
04/22/2025



 **TORONTO**  
Diagram 2

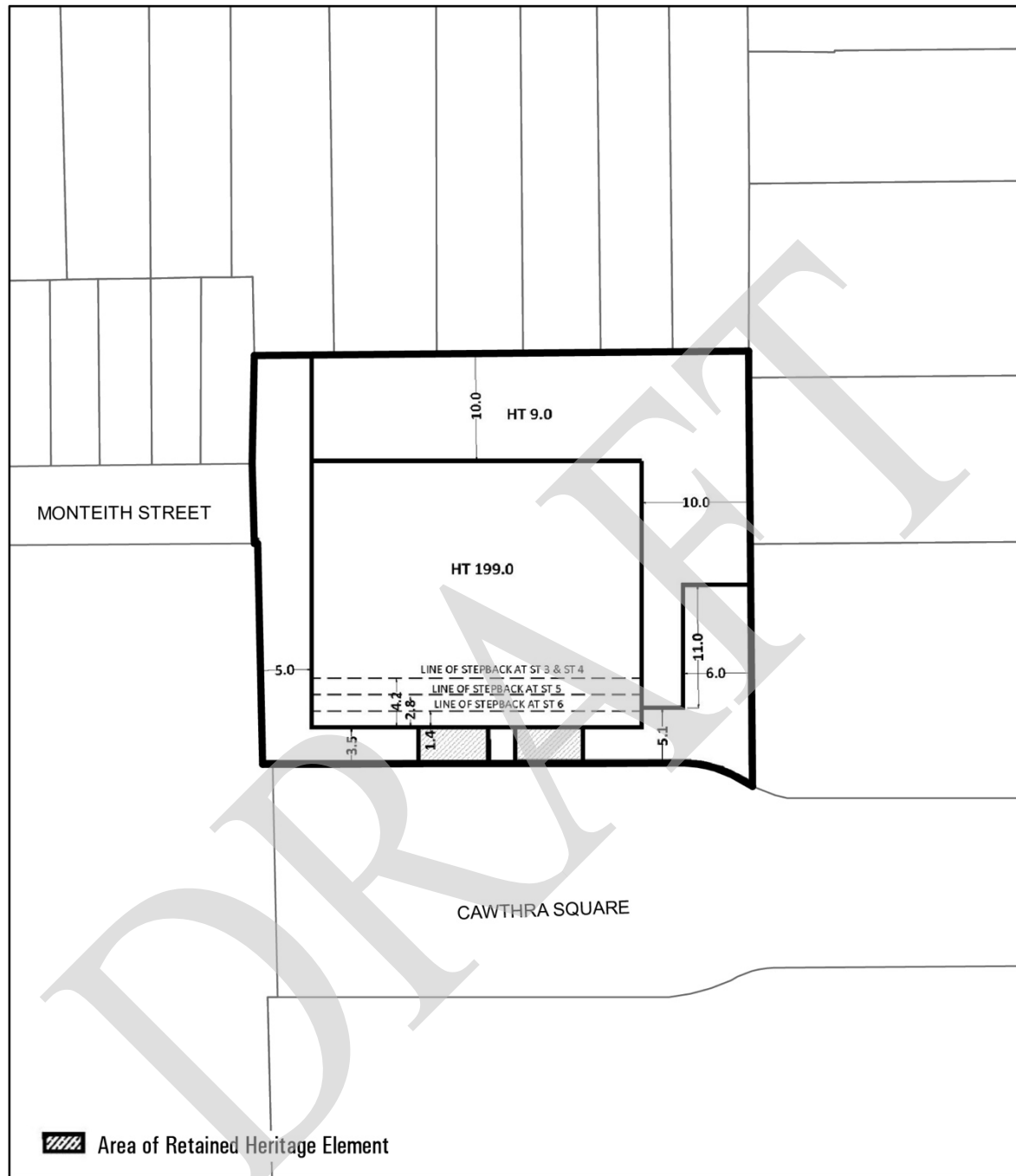
**2-12 Cawthra Square**

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**Toronto**  
Diagram 3

2-12 Cawthra Square

File # 23 140427 STE 13 0Z



City of Toronto By-law 569-2013  
Not to Scale  
06/25/2025