

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 2025 as 419, 421, 423 and 425 Woodbine 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;

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;

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law;

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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) to a zone label of RAC (x [exception number]) as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by replacing Article 900.8.10 Exception Number [-] so that it reads:

(236) Exception RAC 236

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 419, 421, 423 and 425 Woodbine 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 (Q) below;
- (B) Despite regulations 15.20.40.10 (1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 91.0 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted non-residential uses listed in regulation 15.20.20.20 (1), the following additional uses are permitted in an **apartment building**:
- (i) Massage therapy provided,
 - a. they are not located above the first **storey** of an **apartment building**;
 - b. if located in an **apartment building**, the uses may not occupy, in total, more than 50% of the **interior floor area** of the first **storey** in that **apartment building**;
 - c. the total **interior floor area** of the uses may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres of **interior floor area** for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres of **interior floor area**;
 - d. the **interior floor area** of an individual establishment may not exceed 110 square metres; and
 - e. the calculation of total **interior floor area** is reduced by the area in the **building** used for:

- f. the same **building** areas as provided for in the calculation of **gross floor area** for an **apartment building** in regulation 15.5.40.40(1);
- (ii) Wellness Centre, provided:
- a. they are not located above the first **storey** of an **apartment building**;
 - b. if located in an **apartment building**, the uses may not occupy, in total, more than 50% of the **interior floor area** of the first **storey** in that **apartment building**;
 - c. the total **interior floor area** of the uses may not exceed 400 square metres for the first 100 **dwelling units** on the **lot**, which may be increased by 50 square metres of **interior floor area** for each additional 25 **dwelling units** in excess of 100, to a maximum of 1,000 square metres of **interior floor area**;
 - d. the **interior floor area** of an individual establishment may not exceed 110 square metres; and
 - e. the calculation of total **interior floor area** is reduced by the area in the **building** used for:
 - f. the same **building** areas as provided for in the calculation of **gross floor area** for an **apartment building** in regulation 15.5.40.40(1);
- (D) Despite regulations 15.20.20.100(1)(E), the permitted total **interior floor area** of an individual establishment may not exceed 110 square metres;
- (E) Despite regulation 15.20.40.10(4), 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];
- (F) Despite regulation 15.5.40.10(4), the total area of all equipment, **structures** or parts of the **building** that exceed the maximum height of the building permitted by regulation 10.5.40.10(3), may cover no more than 53 percent of the area of the roof measured horizontally;
- (G) Despite regulations 15.5.40.10 (2) to (6) and (E) 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 5.5 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 4 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 1.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3 metres;
- (H) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,000 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 7,844.0 square metres;
 - (ii) the permitted maximum **gross floor area** for non-residential uses is 156.0 square metres;
 - (iii) the required minimum **gross floor area** for non-residential uses is 125.0 square metres;
- (I) Despite regulation 15.20.40.50, a building with 20 or more **dwelling units** must provide **amenity space** at the following rate:
- a. at least of 2.0 square metres of **indoor amenity space** for each **dwelling unit** is required;
 - (i) at least of 2.0 square metres of outdoor **amenity space** for each

dwelling unit is required;

- (ii) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- (iii) no more than 25% of the outdoor component may be a green roof;

(J) Despite regulations 15.20.40.70(1) to (4), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

(K) Despite Clause 15.5.40.60(1) to (3) and (J) 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 1.8 metres, except where indicated in the “balconies not permitted zone” as shown as Diagram #3;
- (ii) canopies and awnings, by a maximum of 2.5 metres;
- (iii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
- (iv) vents and pipes, by a maximum of 0.6 metres;
- (v) air conditioners, air intake and exhaust, air handling units, satellite dishes, screens, cornices, antennae, vents, hose bibs, gas connections, pipes, and valves by a maximum of 1.0 metres; and

(L) The provision of dwelling units is subject to the following:

- (i) a minimum of 15% of the total number of **dwelling units** must contain two bedrooms;
- (ii) A minimum of 10% of the total number of **dwelling units** must contain three or more bedrooms;
- (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and

- (iv) if the calculation of the number of required dwelling units in accordance with (L)(i) to (iii) above results in a number with a fraction, the number may be rounded down to the nearest whole number;
 - (M) Despite regulation 15.5.50.10(1) **landscaping** and **soft landscaping** on the **lot** will be provided at the following rates:
 - (i) a minimum of 34% of the area of the lot will be **landscaping**;
 - (ii) a minimum of 30% of the landscaped area required in (i) above will be **soft landscaping**;
 - (N) Despite regulation 15.5.50.10(2), a minimum 1.0 metre wide strip of **soft landscaping** abutting the southern **lot** line will be required;
 - (O) Regulation 15.5.100.1(2) with respect to driveway access to and from a **building** or **structure** in one continuous movement, does not apply;
 - (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 a maximum of 115 spaces;
 - (ii) a minimum of 0.07 residential visitor parking spaces for each **dwelling unit**;
 - (Q) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
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 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, provided:
 - (i) the permitted maximum height not does not exceed 3.0 metres; and

- (ii) the number of storeys does not exceed 1;

7. Holding Symbol Provisions:

- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) the owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing municipal watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) if the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. the owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - b. the required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review;

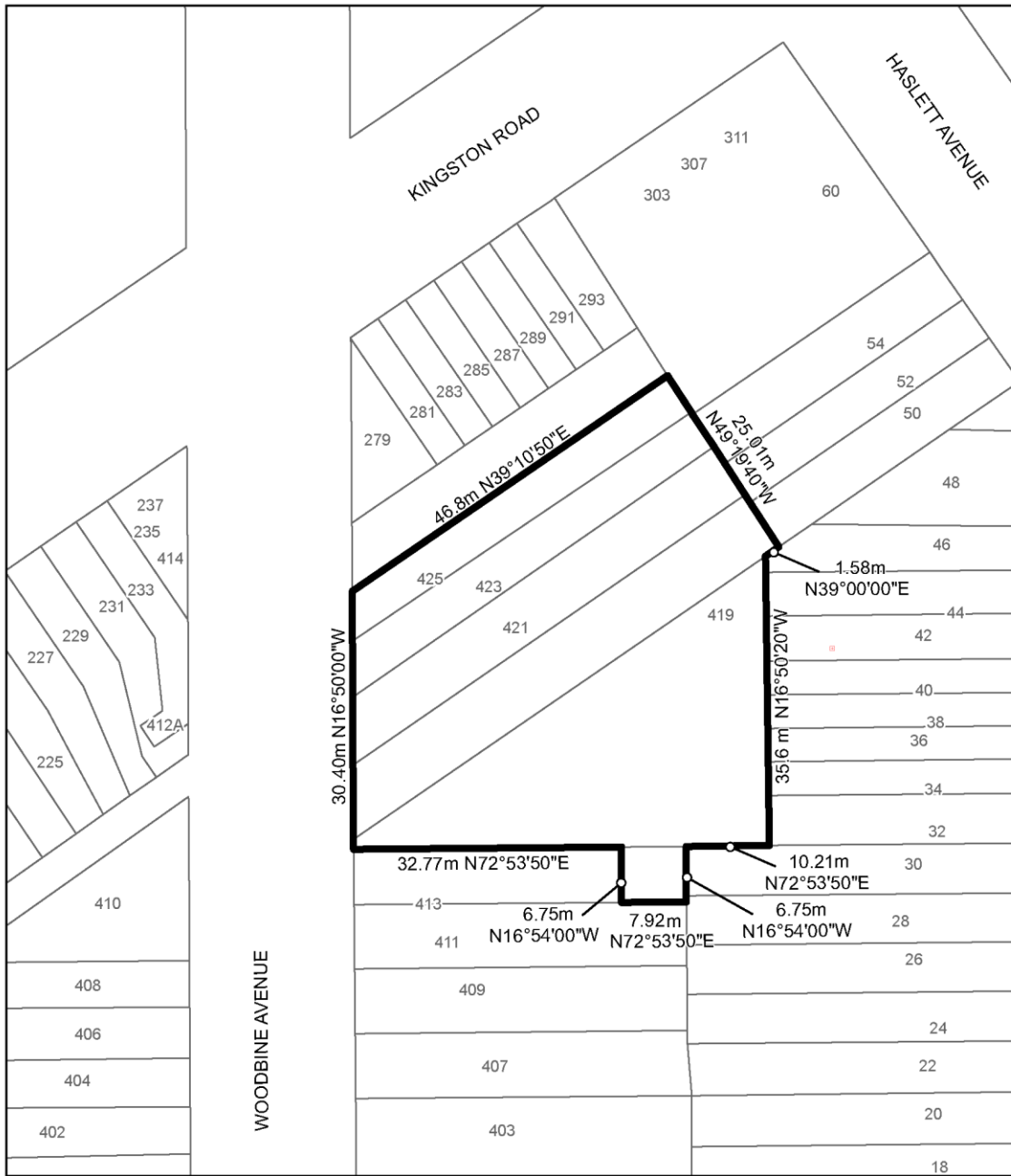
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1



TORONTO
 Diagram 1

419 - 425 Woodbine Avenue

File # 25 131074 STE 19 0Z

Diagram 2

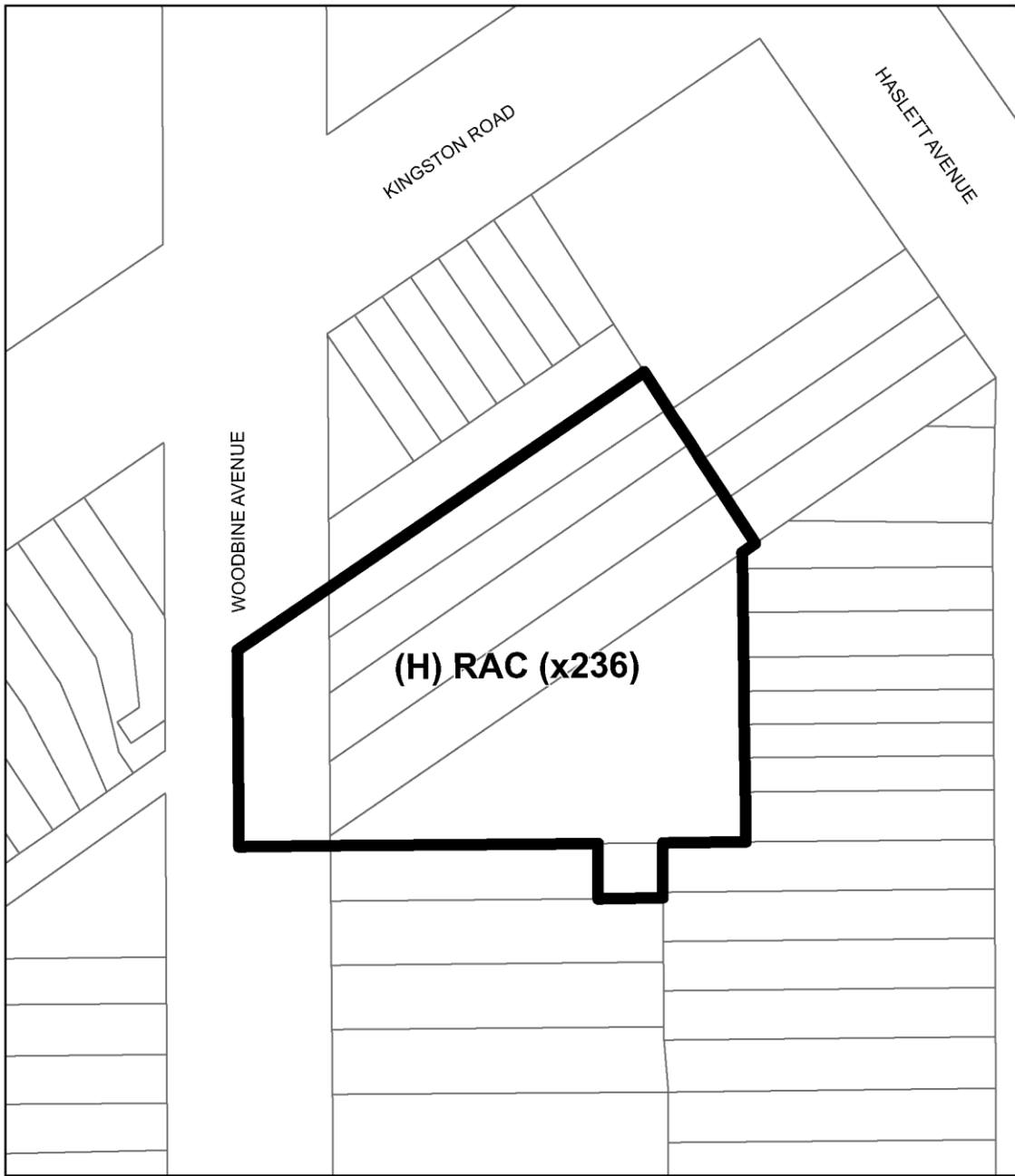
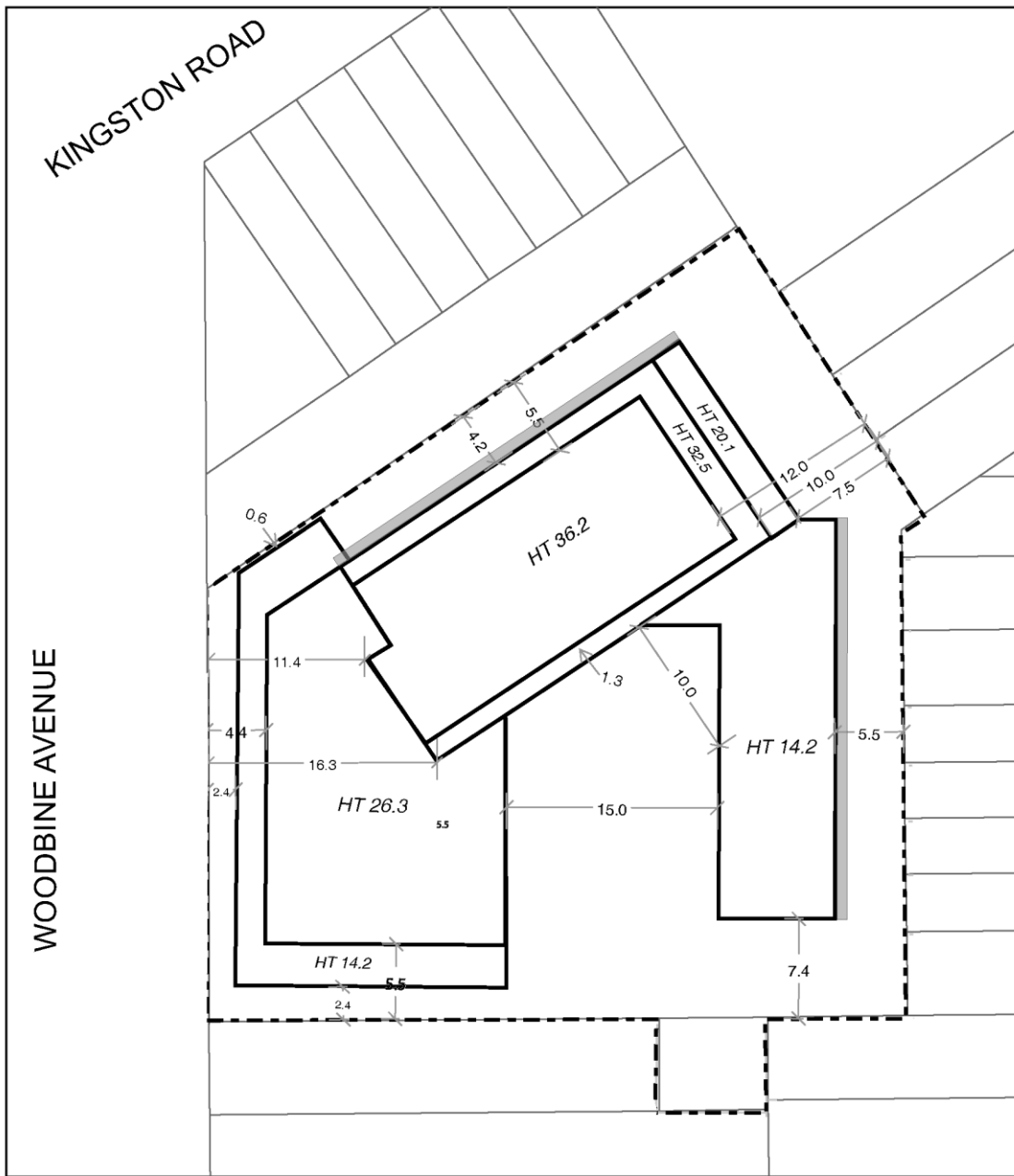


Diagram 3




 **TORONTO**
Diagram 3

419 - 425 Woodbine Avenue

File # 25 131074 STE 19 OZ

 Balconies Not Permitted


City of Toronto By-law 569-2013
Not to Scale
03/27/2026