

Authority: Toronto and East York Community Council  
Item TE34.28, as adopted by City of Toronto Council on  
July 19 and 20, 2022

## CITY OF TORONTO

### Bill 816

### BY-LAW -2022

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 380 Donlands Avenue.**

Whereas Council of the City of Toronto has the authority to 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;

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, 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 subject to this By-law from a zone label of CR 2.5 (c2.5; r1.0) SS2 (x1163) to a zone label of CR 3.99 (c0.28; r3.70) SS2 (637) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.5, ST 3, to a height and storey label of HT 25.0, ST 7, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 637 so that it reads:

(637) Exception CR 637

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 380 Donlands Avenue, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (b) to (r) 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 125.99 metres and elevation of the highest point of the **building** or **structure**;
- c. Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 4 of By-law [**Clerks to supply By-law ##**];
- d. Despite Regulation 40.10.40.10 (5) the required minimum height of the lobby area on the first **storey** is 2.9 metres;
- e. Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 4 of By-law [**Clerks to supply By-law ##**];
  - i. for the purpose of this exception, a mezzanine and a mechanical penthouse does not constitute a **storey**;
- f. Despite Regulations 40.5.40.10(3) to (7) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
  - i. wind and privacy screens, cornices, balcony guards, lighting fixtures, ornamental elements such as decorative architectural features, vents, and stacks, pilasters to a maximum of 3 metres;
  - ii. mechanical equipment including heating, cooling and ventilating equipment, gas and electrical equipment and vibration dampening equipment, communications equipment, enclosures and **structures** around elements listed above including **green roofs** on such enclosures, roof access vestibules, elevator overruns, trellises, **structures** used for outside or open air recreation, and stairs and stair enclosures to a maximum of 7.0 metres;
  - iii. guards and railings, safety equipment, ramps, fences, outdoor furniture, as well as **structures** enclosing such elements, landscape elements, retaining walls and planters, chimneys, and porches and decks, either excavated or unexcavated to a maximum of 3.0 metres;
  - iv. parapets, window washing and **building** maintenance equipment, decking, skylights, and roof access hatches, to a maximum of 1.8 metres; and
  - v. terraces, thermal insulation, roofing membranes, pavers, **green roof** elements and roof ballasts to a maximum of 0.9 metres.

- g. Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 5,850 square metres, of which:
  - i. the permitted maximum **gross floor area** for residential uses is 5,440 square metres; and
  - ii. the permitted maximum **gross floor area** for non-residential uses is 410 square metres.
- h. A maximum of 73 **dwelling units** are permitted on the **lot** of which:
  - i. A minimum of 15 percent must contain two or more bedrooms; and
  - ii. A minimum of 9 percent must contain three or more bedrooms.
- i. Despite Regulation 40.10.40.50(1)(B):
  - i. the outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor amenity space; and
  - ii. indoor pet amenities shall count towards the indoor **amenity space** requirements.
- j. Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [**Clerks to supply By-law ##**];
- k. Despite Regulation 40.10.40.60 (1):
  - i. Balconies and patios are not permitted to encroach into the minimum required setback on the west side of the **building**;
  - ii. Balconies and patios on the south side of the **building** may not encroach into the minimum required **setback**;
  - iii. Balconies and patios on the north side of the **building** with a floor level higher than the first **storey** must be **setback** a minimum of 1.3 metres from the property line abutting O'Connor Drive; and
  - iv. Balconies and patios on the east side of the **building** with a floor level higher than the first **storey** must be **setback** a minimum of 1.2 metres from the property line abutting Donlands Avenue.
- l. Despite Regulations 40.5.40.60(1), 40.10.40.60(2) and (j) above, the following elements may encroach into the required minimum **building setbacks** as follows:

- i. a canopy or similar structure, with or without structural support, on a wall that abuts a street and located a minimum of 4.0 metres above the elevation of the ground directly below it by a maximum extent of 1.5 metres;
- m. Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided on the **lot** at a minimum rate of:
  - i. a minimum of 0.6 residential occupant **parking spaces** for each bachelor **dwelling unit**;
  - ii. a minimum of 0.6 residential occupant **parking spaces** for each one bedroom **dwelling unit**;
  - iii. a minimum of 0.6 residential occupant **parking spaces** for each two bedroom **dwelling unit**;
  - iv. a minimum of 0.6 residential occupant **parking spaces** for each three bedroom and greater **dwelling unit**;
  - v. a minimum of 0.16 residential visitor **parking spaces** for each **dwelling unit**; and
  - vi. required **parking spaces** for commercial uses may be shared with residential visitor **parking spaces**.
- n. Despite Regulation 200.5.10.1 (12) the total number of resident **bicycle parking spaces** required pursuant to this by-law, the number of **parking spaces** for residents provided on the **lot** may be provided at a reduced rate of 1 **parking space** for every five (5) **bicycle parking spaces** provided in excess of the minimum number of required bicycle **parking spaces**, provided the reduction is not greater than 20 percent of the total minimum **parking spaces** required.
- o. Despite Article 220.5.10, one Type "G" **loading space** shall be provided.
- p. Despite Regulations 230.5.1.10(9) and 230.30.1.20(1), "long term" **bicycle parking spaces** may be located on the first and second **storeys** of the building and on levels of the building below-ground.
- q. Despite Regulation 230.5.1.10(10), "long term" and "short term" "**bicycle parking spaces** may be located in **stacked bicycle parking spaces**.
- r. Despite Regulation 230.5.10.1(4), residential visitor and retail use **bicycle parking spaces** may be shared.

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

6. 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 July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

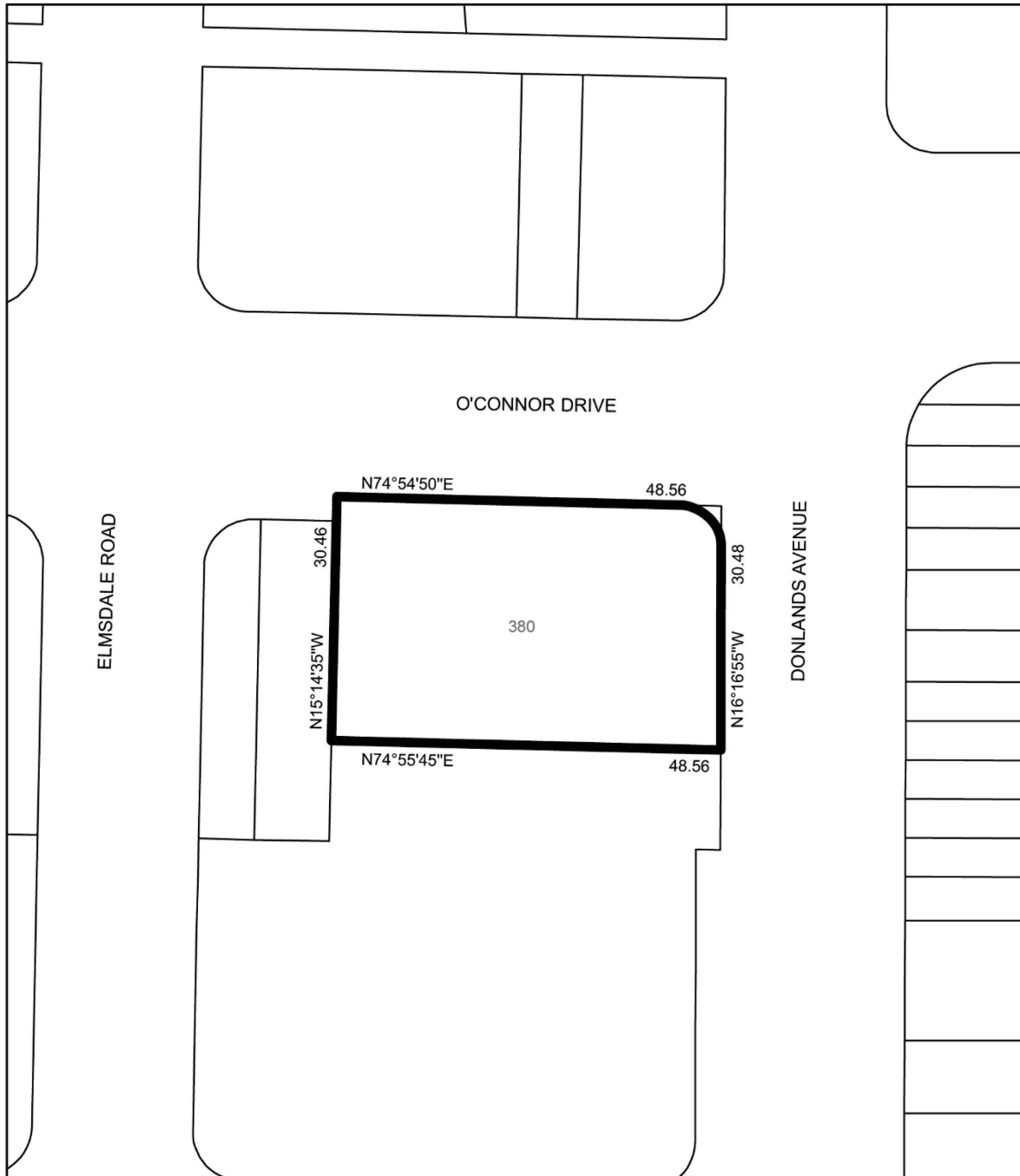


Diagram 2

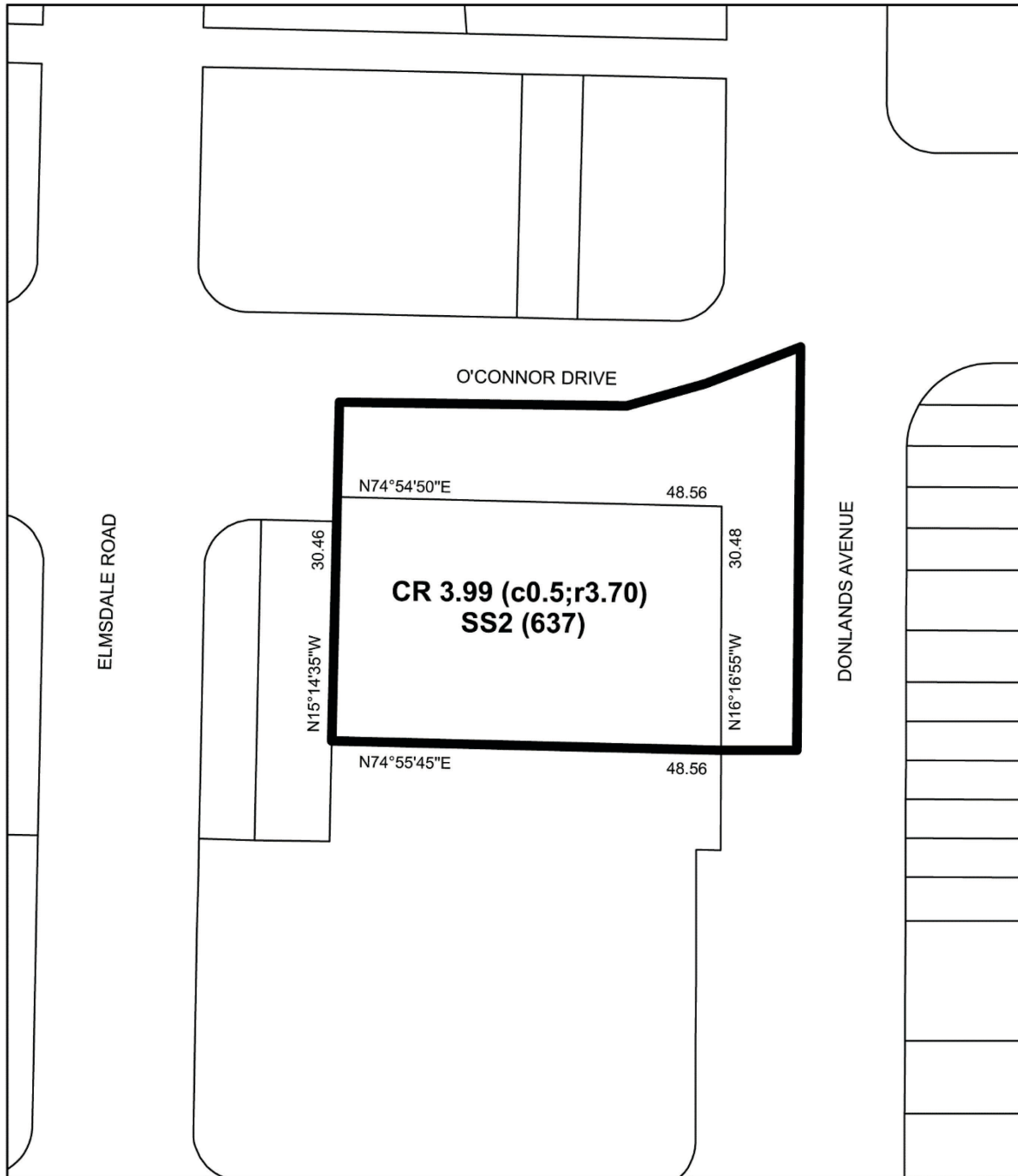
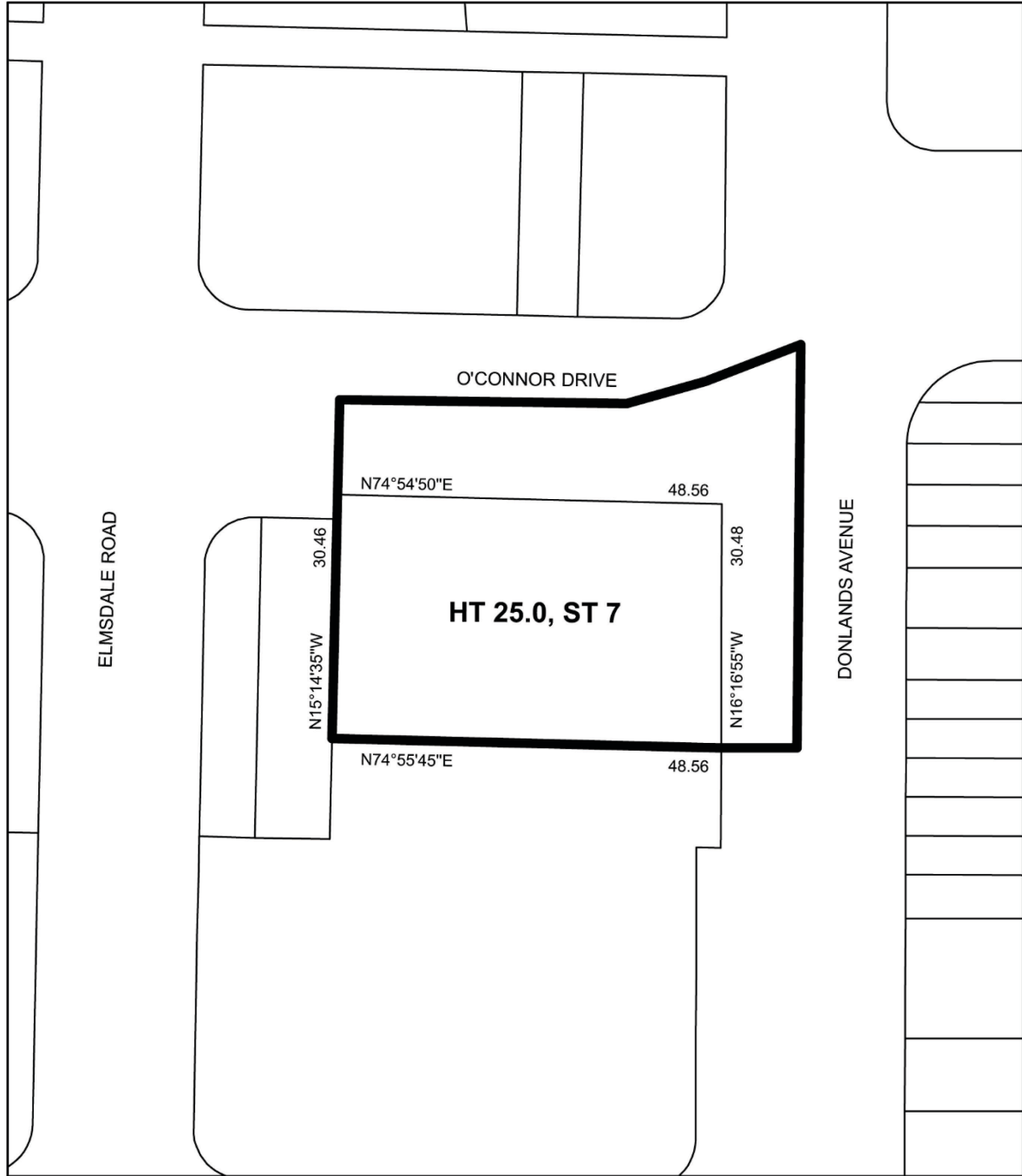


Diagram 3



 **TORONTO**  
Diagram 3

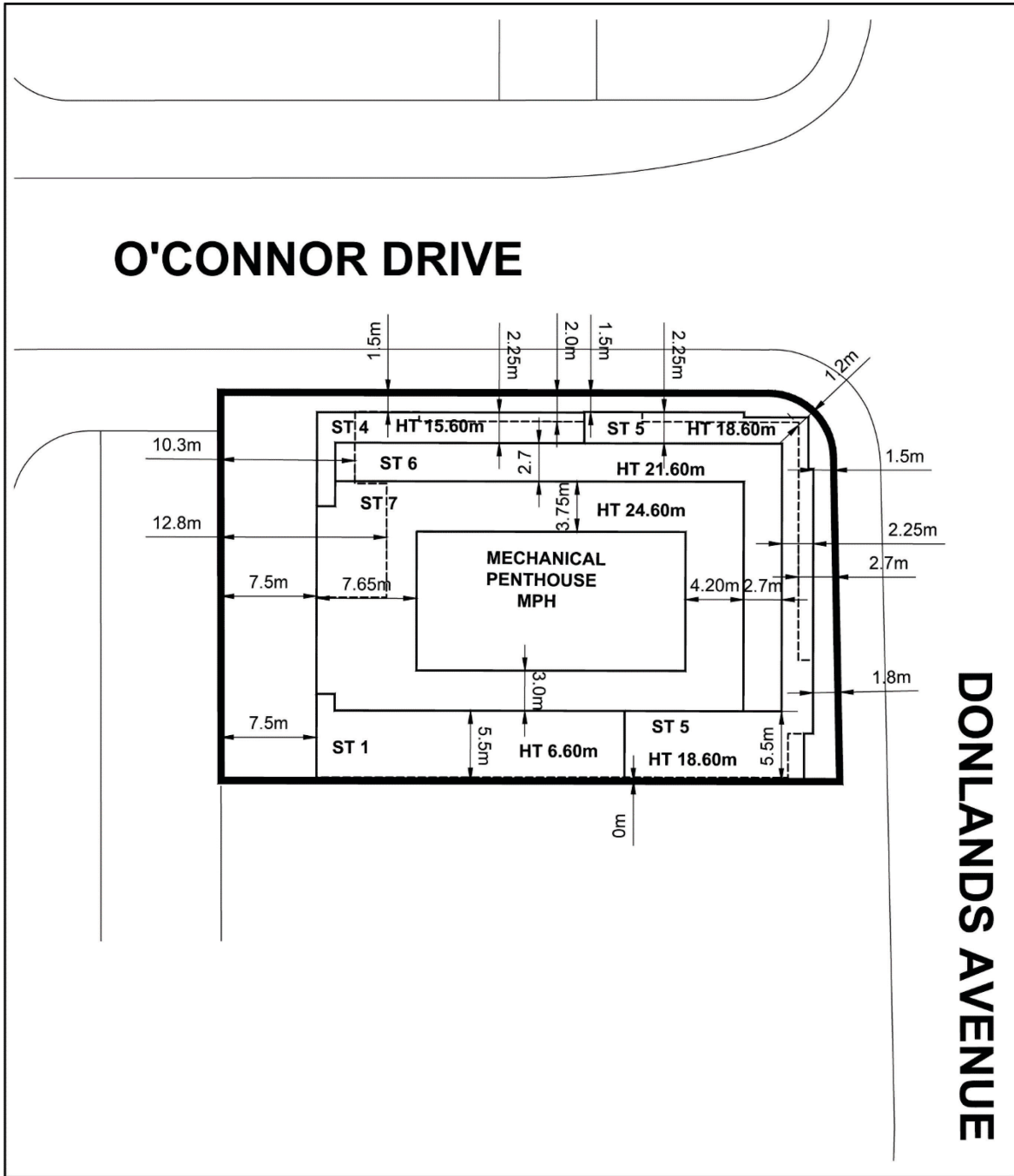
**380 DONLANDS AVENUE**

File # 20 216953 STE 14 OZ





Diagram 4




 **TORONTO**  
Diagram 4

380 DONLANDS AVENUE

File # 20 216953 STE 14 0Z

 Outline of Ground Floor Area

  
City of Toronto By-law 569-2013  
Not to Scale  
05/10/2022