

Authority: Toronto and East York Community Council Item TE18.1, as adopted by City of Toronto Council on October 5, 6 and 7, 2016 and MM29.31, by Councillor Mike Layton, seconded by Councillor Gord Perks, as adopted by City of Toronto Council on May 24, 25 and 26, 2017

## CITY OF TORONTO

### BY-LAW 578-2017

#### To technically amend By-law 1083-2016 with respect to lands municipally known as 45 Dovercourt Road.

Whereas authority is given to Council to enact By-law 1083-2016, which amended former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 45 Dovercourt Road; and

Whereas it has become necessary to make a technical amendment to correct an error resulting from the inadvertent omission of certain words in Section 4 and 5 of By-law 1083-2016; and

The Council of the City of Toronto enacts:

1. By-law 1083-2016, is amended by deleting Section 4 and substituting it with the following:
  4. None of the provisions of Sections: 2(1) with respect to the definitions of "*bicycle parking space - occupant*", "*bicycle parking space - visitor*", "*grade*", "*height*", "*lot*", and "*parking stacker*" and Sections 4(2), 4(4), 4(12), 4(14), 4(16), 4(17), 7(2), 7(3) Part II 1-7, and 7(3) Part IV III of By-law 438-86, of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of an *apartment building* on the *lot*, provided that the provisions of this By-law are complied with:
    - (a) The lot on which the building is to be located comprises those lands delineated by a heavy line on Map 1, attached to and forming part of this By-law;
    - (b) Any portion of a building or structure erected or used above *grade* on the *lot* must be located wholly within the *building envelope*, with the exception of the following:
      - (i) canopies, awnings, cornices, vents, light fixtures, guardrails, porches, terraces, partitions, privacy screens, doors, balustrades, ornamental or architectural elements, trellises, eaves, parapets, window sills, ventilation and mechanical air shafts or equipment, safety or wind protection purposes, landscape and green roof elements, solar panels, planters, landscape features, all of which may project to a maximum of 1.5 metres beyond the heavy lines shown on Map 2 other than lot boundary lines; and

- (ii) balconies located on the north side of the building, provided they extend no more than 1.5 metres from the wall to which they are attached as shown on Map 2;
- (c) The height of the building on the lot may not exceed the maximum heights as shown on Map 2 attached to and forming part of the By-law;
- (d) A maximum of 25 *dwelling units* are permitted on the *lot*;
- (e) The maximum *residential gross floor area* permitted on the *lot* is 3,000 square metres;
- (f) *Non-residential gross floor area* is not permitted on the *lot*;
- (g) A minimum of 24 *parking spaces* must be provided on the lot;
- (h) No *parking spaces* are required for visitors or non-residential uses;
- (i) Ingress and egress to and from the parking facility must have a minimum width of 5.8 metres and may not be obstructed;
- (j) A minimum of 26 *bicycle parking spaces* must be provided for the lot, to consist of:
  - (i) a minimum of 23 *bicycle parking space – occupant* and located below *grade* in a secured room; and
  - (ii) a minimum of 3 *bicycle parking spaces – visitor* located on the lot or on the public right-of-way adjacent to the *lot*;
- (k) A minimum of 50 square metres of indoor *residential amenity space* must be provided within the building in a multi-purpose room containing a kitchen and a washroom;
- (l) Each *dwelling unit* must maintain an outdoor balcony or terrace with a minimum area of 8 square metres provided that a maximum of 4 balconies may have a minimum area of 5 square metres each;
- (m) None of the provisions of Zoning By-law 438-86 shall apply to prevent a *temporary sales office* on the *lot*; and
- (n) The uses listed and qualifications in the RA zone by Section 7(1)(f) of the Zoning By-law 438-86, as amended, are permitted with the exception of the following:
  - (i) An entertainment facility is not permitted.

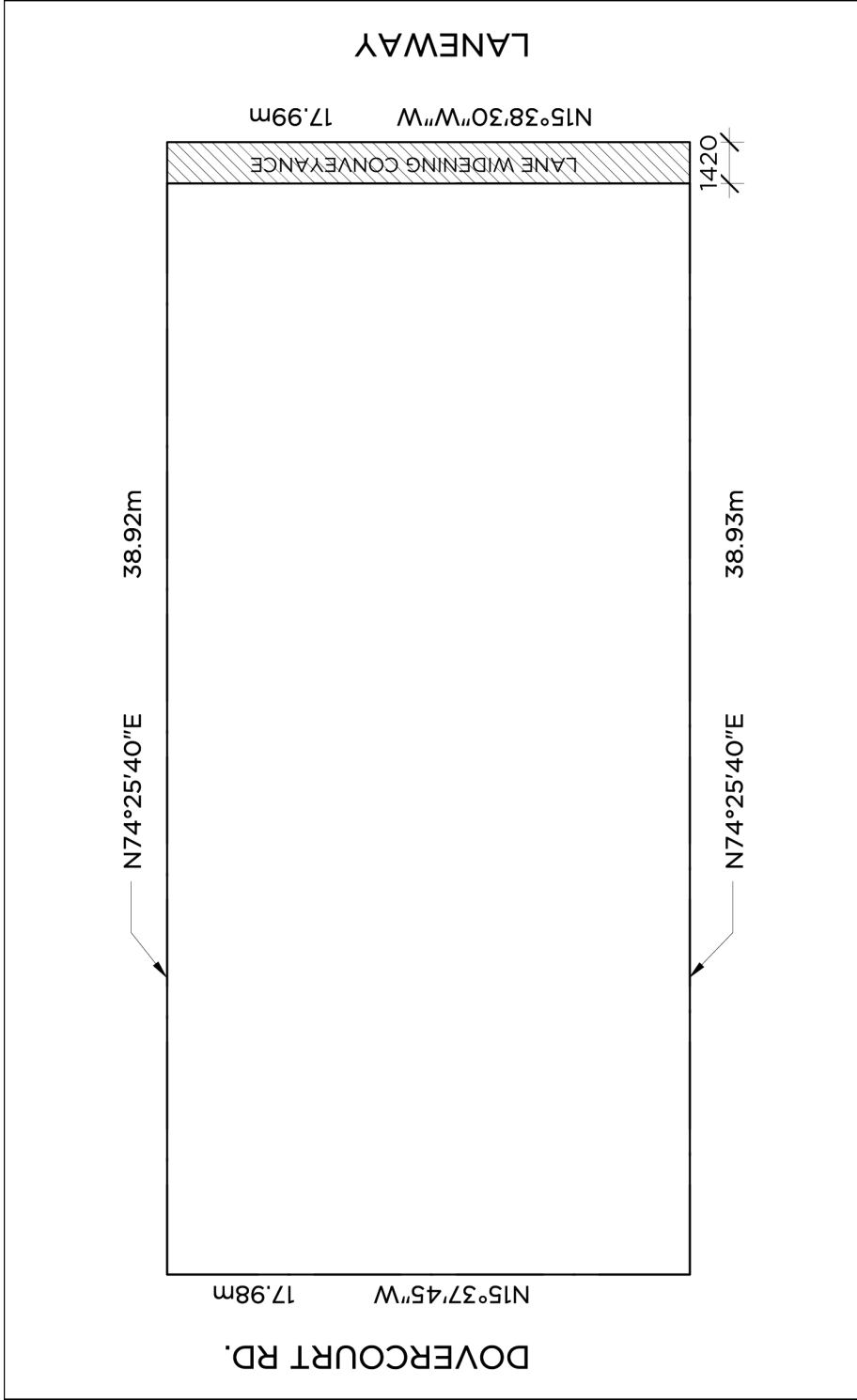
2. By-law 1083-2016 is amended by adding the following:
5. (g) "*parking stacker*" means a mechanical motor vehicle parking facility with:
- (i) two (2) parking spaces on a single platform;
  - (ii) platforms are positioned above each other;
  - (iii) each parking space has dimensions of not less than 2.55 metres in width by 5.3 metres in length and a height of 1.8 metres, except that the platform may have dimensions of not less than 4.8 metres in width by 5.0 metres in length; and
  - (iv) platforms that may not be readily accessible at all times without maneuvering another vehicle or a device.
3. Except as otherwise provided herein, the provisions of former City of Toronto Zoning By-law 438-86, as amended, By-law 1083-2016 shall continue to apply to the *lot* as well as the buildings and structures on the *lot*.

Enacted and passed on May 26, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



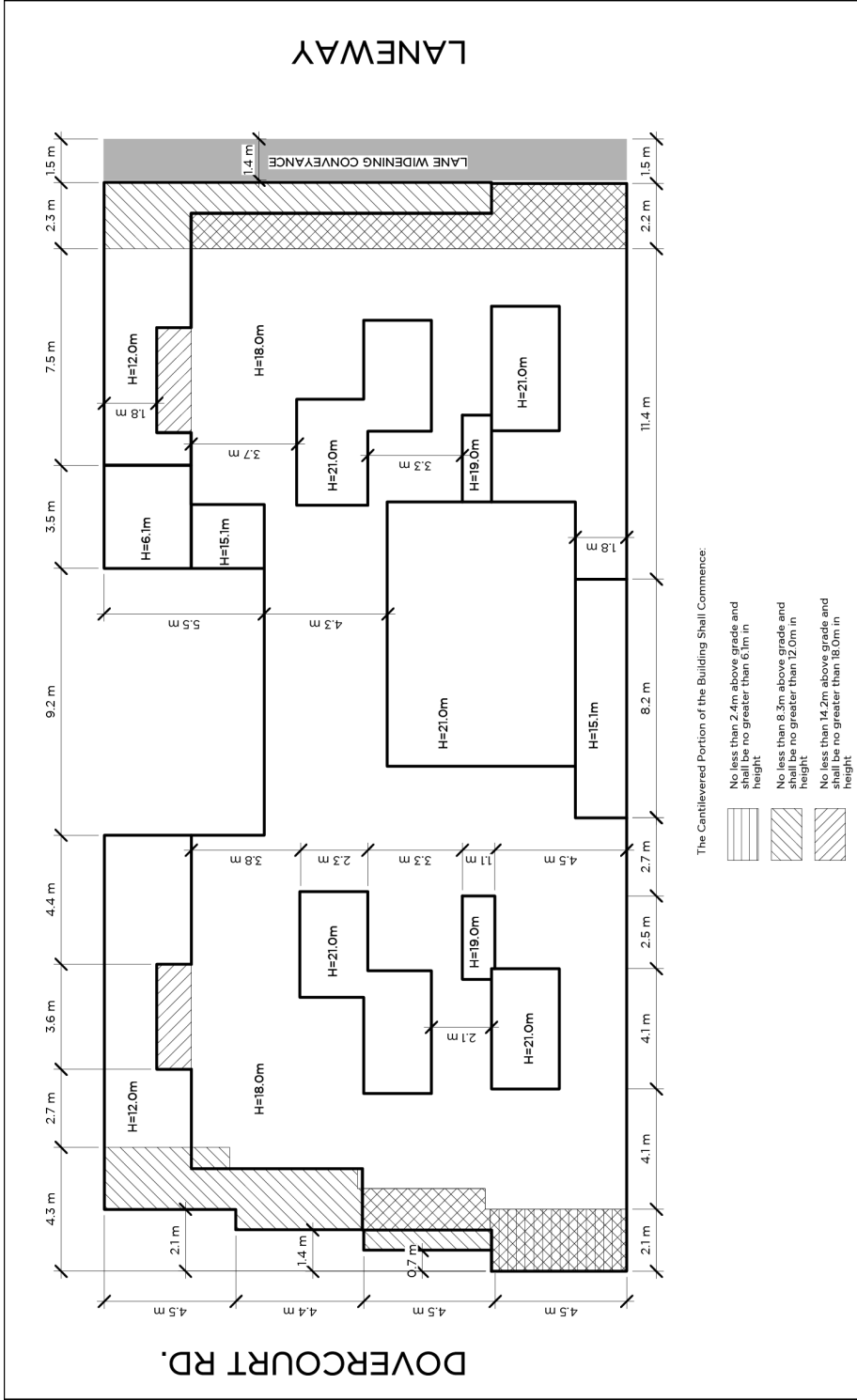
**Toronto**  
Map 1

45 Dovercourt Road

File # 15 1777235 STE 19 0Z



City of Toronto By-Law 438-86  
Not to Scale  
09/02/2016



45 Dovercourt Road

File # 15 1777235 STE 19 0Z



City of Toronto By-Law 438-86  
Not to Scale  
09/02/2016

**Toronto**  
Map 2