

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. XXX-2017

#### To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017, as 14 Dewhurst Boulevard

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*; and

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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 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 to R (d0.6) (40), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 40 so that it reads:

#### **Exception R 40**

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 14 Dewhurst Boulevard, none of the requirements of 10.5.50.10.(5), 10.5.60.10.(1), 10.5.80.30.(1), 10.5.100.1, 10.10.40.30.(1), 10.10.40.80.(1), 200.5.1.10.(12) and 200.15 shall prevent the erection or use of an **apartment building**, including **ancillary buildings** or **structures**, and any addition or enlargement provided that the requirements of (B) to (O) below are met;
- (B) Despite 10.5.40.70 and 10.10.40.70, a **building** or **structure** must be located entirely within the area delineated by heavy lines on Diagram 3 of By-law XXX-2017;

- (C) Despite Regulation 10.10.40.10.(1), any **building** or **structure** erected on the lands must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 3 of By-law XXX-2017, with the exception of the following:
- (i) mechanical equipment and any associated enclosure **structures**, parapets, generators, guard rails, railings and dividers, pergolas, trellises, screens, gates, stairs, stair enclosures, landings, wheel chair ramps, platforms abutting pedestrian entrances, bicycle racks, bollards, window washing equipment, lightning rods, architectural features, elements of a **green roof** are permitted to extend a maximum of 4 metres above the heights shown on Diagram 3 of By-law XXX-2017; and
  - (ii) any **park** elements within the portion of the **lot** identified as "Land to be conveyed to the City for a public park" on Diagram 3 attached to By-law XXX-2017;
- (D) Despite (B) above and the requirements of 10.5.40.60, the following may encroach into a required **building setback** shown on Diagram 3 of By-law XXX-2017 as follows:
- (i) awnings and canopies to a maximum of 3.0 metres;
  - (ii) doors, cornices, ornamental elements, parapets, architectural flutes, pillars, pergolas, trellises, eaves, ventilation shafts, guardrails, balustrades, railings, wheel chair ramps, columns, piers, window sills, light fixtures, to a maximum of 1.2 metres; and
  - (iii) balconies, platforms, and/or terraces are permitted to encroach to a maximum of 2.1 metres;
- (E) Despite 800.50.(24) and for the purpose of this exception, **established grade** shall be defined as the Canadian Geodetic Datum elevation of 115.17 metres in the year 2017;
- (F) Despite Regulation 10.10.40.40.(1), the total **gross floor area** of all **buildings** and **structures** erected on the lot must not exceed 3,600 square metres.
- (G) A maximum of 32 **dwelling units** are permitted, of which a minimum of 21 must be two-bedroom **dwelling units** and a minimum of 5 must be three-bedroom **dwelling units**;
- (H) Despite Regulations 10.5.50.10.(4) a minimum of 110.1 square metres of **soft landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** identified as "Land to be conveyed to the City for a public park" on Diagram 3 attached to By-law XXX-2017;
- (I) Despite Regulation 10.10.40.50.(1), residential **amenity space** must be provided and maintained as follows:

- (i) a minimum of 35.9 square metres as indoor **amenity space**; and
  - (ii) no outdoor **amenity space** is required; and
- (J) Despite Regulations 200.5.10.1(1), **parking spaces** must be provided and maintained on the **lot** as follows:
- (i) 24 **parking spaces** for occupants of the **dwelling units**, which may be provided as **stacked parking spaces**; and
  - (ii) 1 **parking spaces** for visitors, which is to be located on the surface of the **lot**;
- (K) Despite Regulation 200.5.1.10.(2) and 200.5.1.10.(4), **stacked parking spaces** must have the following minimum dimensions:
- (i) a minimum length of 5.2 metres;
  - (ii) a minimum width of 2.5 metres, and may be obstructed on one or both sides without an increase in the minimum required width;
  - (iii) a minimum vertical clearance of 1.5 metres; and
  - (iv) a platform of such **stacked parking space** may have dimensions of not less than 5.0 metres in length and 2.5 metres in width;
- (L) Despite Regulation 200.5.1.10.(2), the one surface **parking space** required for visitors may have a minimum width of 2.48 metres, and may be obstructed on one or both sides without an increase in the minimum required width.
- (M) Despite Regulation 220.5.10.1.(2), no Type "G" **loading space** is required.
- (N) Despite Regulation 230.10.1.20.(1), long-term **bicycle parking spaces** may be located in storage lockers.
- (O) A minimum of 41 **bicycle parking spaces** must be provided and maintained for the **dwelling units** in accordance with the following:
- (i) a minimum of 33 long-term **bicycle parking spaces**; and
  - (ii) a minimum of 8 short-term **bicycle parking spaces**.

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

Enacted and passed on month ##, 20##.

Name,  
Speaker  
(Seal of the City)

Ulli S. Watkiss,  
City Clerk





