

# Attachment 12 regarding TE34.8

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

## CITY OF TORONTO

Bill No. ~

### BY-LAW No. XXXX- 2018

#### To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 2639 Dundas Street West

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*;

Whereas pursuant to Section 39 of the *Planning Act*, 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 by the by-law; 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 CR 2.5 (c2.0; r1.5) SS2 (x158), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 158 so that it reads:

#### **Exception CR 158**

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) Despite regulation 40.10.40.40(1) the total permitted maximum **gross floor area** of all **buildings** and **structures** must not exceed 8,228 square metres;
- (B) Despite regulation 40.5.40.10(1) and (2), the height of the **building** is measured from the Canadian Geodetic Datum elevation of 117.60 metres;

- (C) The permitted maximum height of a **building** or **structure** is as shown on Diagram 3 of By-law [**Clerks to insert this By-law Number**]
- (D) The **main wall** of each level of the **building** must be set back from the **main wall** of the height level of the **building** below it as shown on Diagram 3 of By-law [**Clerks to insert this By-law Number**];
- (E) Despite regulations 40.5.40.70(1)(B), 40.10.40.70(2), 40.10.40.80(2), 40.10.40.80(4) and 40.10.40.80(2), the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law [**Clerks to insert this By-law Number**];
- (F) Despite (C) above and regulations 40.5.40.10(3), (4), (5), (6), and (7), the following elements of a **building** may project above the permitted maximum height in Diagram 3 of By-law [**Clerks to insert this By-law Number**] as follows:
- i. Wind screens, elevator overruns, mechanical equipment, parapets, guard rails, railings and dividers, pergolas, trellises, balustrades, screens, stairs, roof drainage, window washing equipment, chimneys, vents, lightning rods, light fixtures, elements of a **green roof**, by not more than 2.0 metres; and,
- (G) Despite regulations 5.10.40.70(1), 5.10.40.70(2), 40.5.40.60(1) and 40.10.40.60, the following may encroach into the required minimum **building setbacks** in Diagram 3 of By-law [**Clerks to insert By-law Number**] as follows:
- i. ornamental elements, pillars, trellises, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, wheelchair ramps, screens, awnings and canopies by not more than 1.5 metres;
  - ii. Cornices, light fixtures, eaves, window sills, and awnings by not more than 0.3 metres;
- (H) Despite regulation 200.5.10.1(1) and (2) and the parking rates in Table 200.5.10.1, **parking spaces** on the **lot** must be provided and maintained in accordance with the following:
- i. a minimum of 0.44 resident **parking spaces** for each **dwelling unit**; and
  - ii. a minimum of 0.06 visitor **parking spaces** for each **dwelling unit**;
  - iii. of the **parking spaces** required, a maximum of 2 **parking spaces** may be used as **parking spaces** for a car share operator.

- (I) Despite Clause 200.15.1, regulations 200.15.1.5(1), 200.15.10(1) and By-law No. 579-2017, accessible **parking spaces** must be provided as follows:
- i. of the required **parking spaces** under (H) a minimum of 2 accessible **parking spaces** must be provided in the underground **parking garage**;
  - ii. an accessible **parking space** must have the following minimum dimensions:
    - a. length of 5.6 metres;
    - b. width of 3.9 metres;
    - c. vertical clearance of 2.1 metres;
  - iii. accessible **parking spaces** must be the **parking spaces** closest to a barrier free:
    - a. entrance to a **building**; or
    - b. passenger elevator that provides access to the first **storey** of the **building**;
  - iv. the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (J) Despite 220.5.10.1, a minimum of one type G **loading space** must be provided and maintained on the **lot**;
- (K) Regulation 40.10.100.10(1)(C) regarding **vehicle** access does not apply;
- (L) Despite regulation 220.5.20.1(2), the access ramp to the underground **parking garage** and the internal ramp within the **parking garage** must be provided in accordance with the following standards:
- i. must not exceed a maximum slope of 15.0%; and
  - ii. incorporate transition areas at the top and bottom which have maximum slopes of 7.5% over a minimum distance of 3.0 metres;
- (M) Despite Clause 40.10.40.50, **amenity space** must be provided and maintained on the lot as follows:
- i. Minimum of 262 square metres of indoor **amenity space**; and,
  - ii. Minimum of 146 square metres of outdoor **amenity space**, which will be provided in a location adjoining or directly accessible to the indoor **amenity space**
  - iii. None of the outdoor **amenity space** is to be provided on the **green roof**;

- (N) Despite any future severance, partition or division of the **lot** as shown on Diagram 1 of By-law [**Clerks to insert this By-law Number**], the provisions of this By-law apply to the **lot** as if no severance, partition or division occurred; and

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

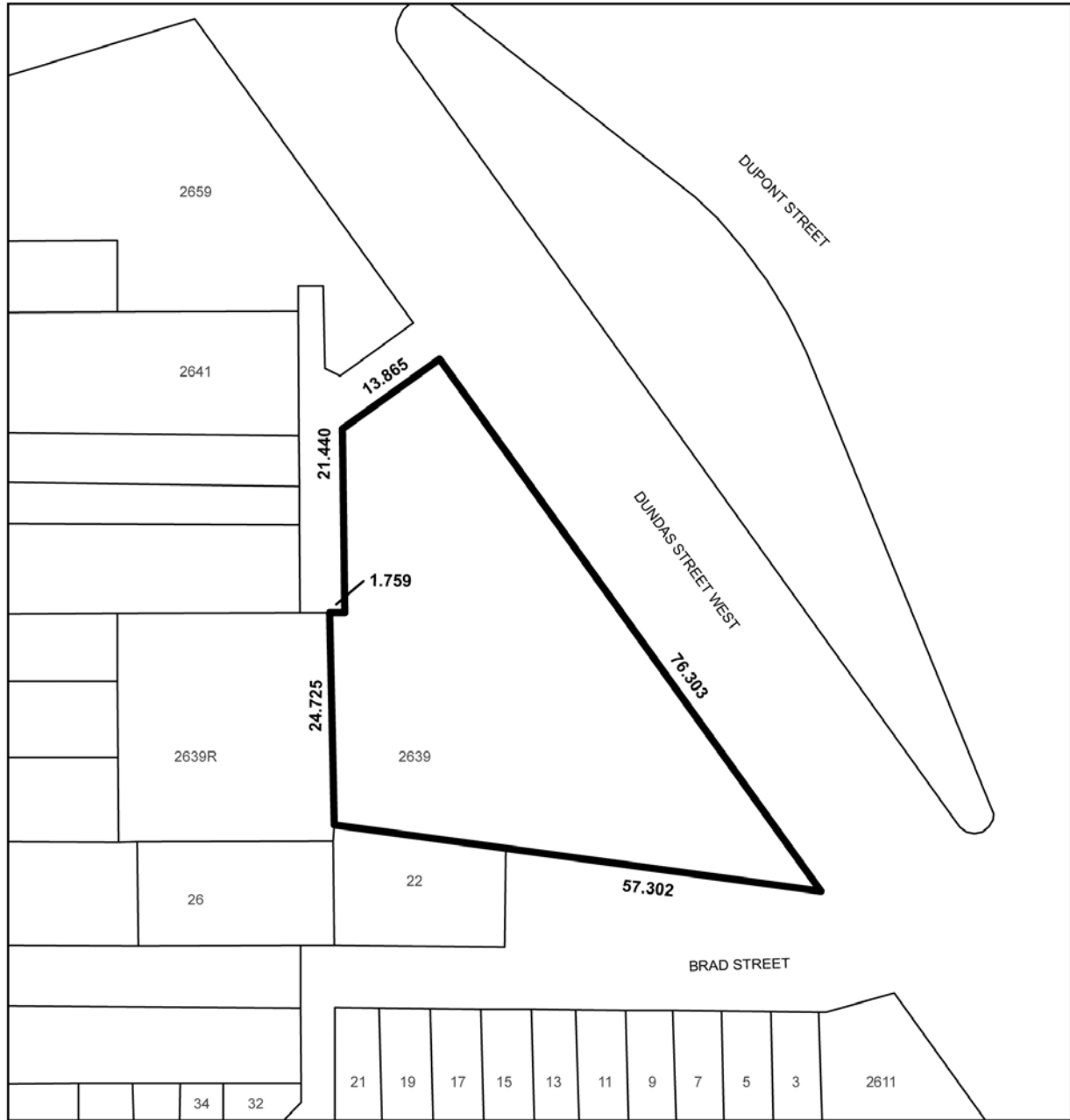
5. The provisions of By-law No. 569-2013 do not apply to prevent the erection and use of a sales office on the **lot** used for the purpose of the used exclusively for the initial sale and/or initial leasing of **dwelling units** for a period not to exceed 3 years;

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

Name,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

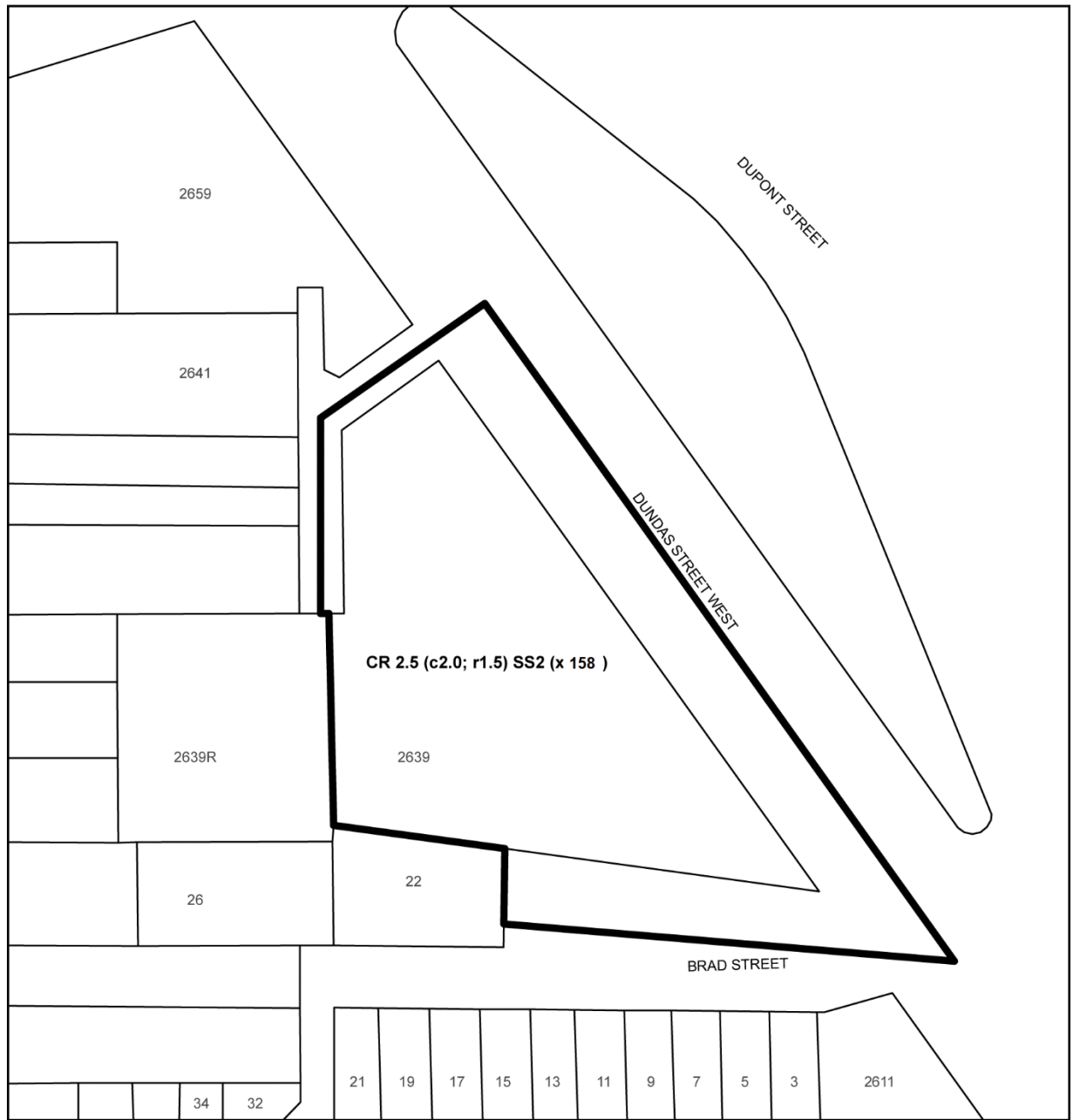


 **TORONTO**  
Diagram 1

**2639 Dundas Street West**

File # 17 267100 STE 14 OZ

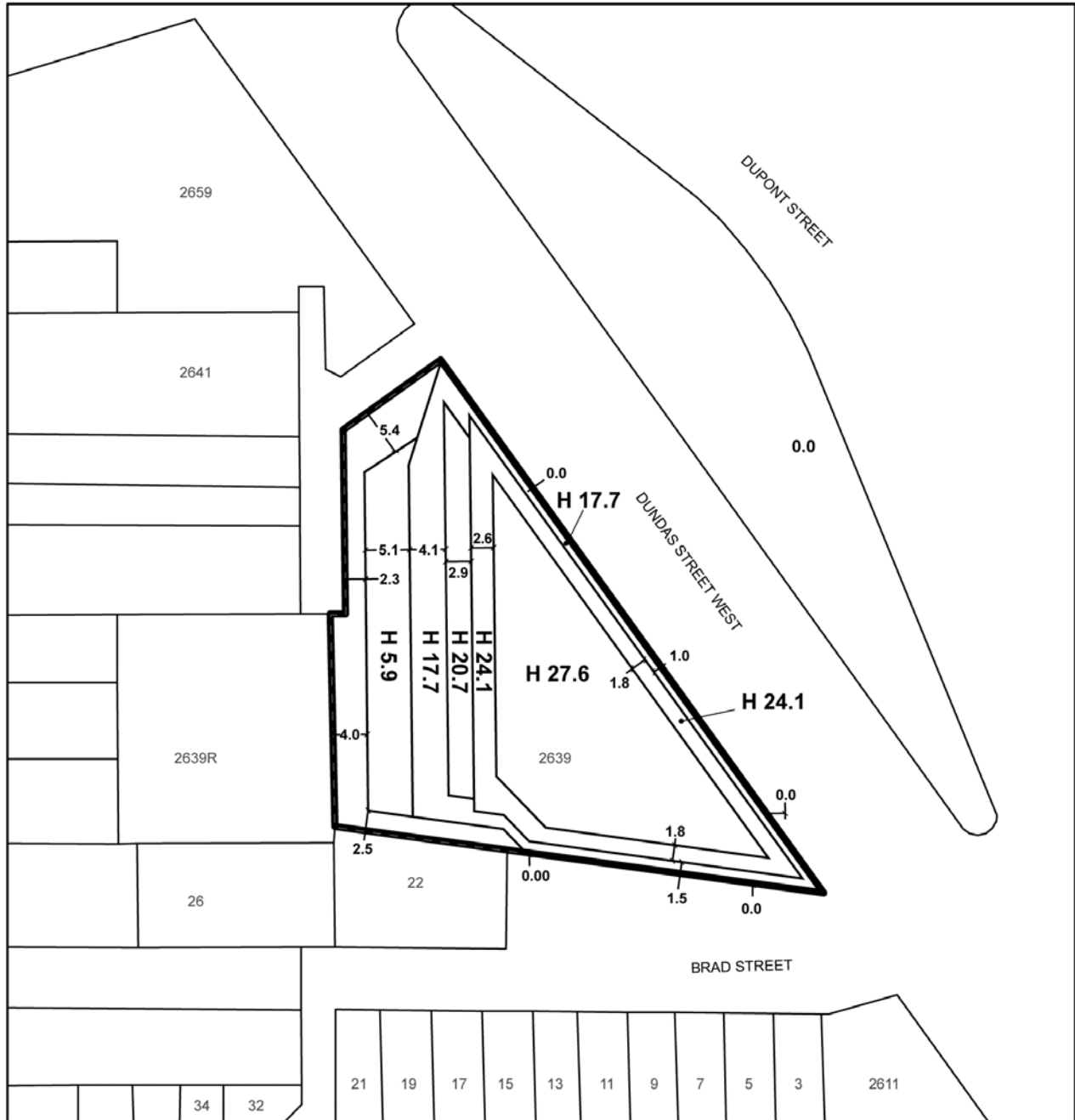
  
City of Toronto By-Law 569-2013  
Not to Scale  
6/4/2018



 **TORONTO**  
Diagram 2

**2639 Dundas Street West**

File # 17 267100 STE 14 OZ



 **TORONTO**  
Diagram 3

**2639 Dundas Street West**

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