

1627 Danforth Avenue – City-Initiated Official Plan and Zoning By-law Amendment Applications – Final Report

Date: November 15, 2019

To: Toronto and East York Community Council or City Council

From: Director, Community Planning, Toronto and East York District

Ward 19 - Beaches-East York

Planning Application Number: 19 201156 STE 19 OZ

SUMMARY

This report reviews and recommends approval of a City-initiated amendment to the Official Plan to designate the lands at 1627 Danforth Avenue to *Mixed Use Areas* and a City-initiated amendment to the Zoning By-law to zone the subject lands for various uses consistent with the Commercial-Residential (CR) zoning category. The purpose of these City-initiated amendments is to facilitate a planning policy framework required to implement the Danforth Garage Master Plan at the Danforth Garage site, which was the subject of a Master Plan endorsed by City Council on June 18, 2019.

The proposed amendments are consistent with the Provincial Policy Statement (2014) and conform with A Place to Growth Plan (2019).

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands at 1627 Danforth Avenue substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2 to the report dated November 15, 2019 from the Director, Community Planning, Toronto and East York District.
2. City Council amend Zoning By-law 438-86 for the lands at 1627 Danforth Avenue substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3 to the report dated November 15, 2019 from the Director, Community Planning, Toronto and East York District.
3. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1627 Danforth Avenue substantially in accordance with the draft Zoning By-law Amendment

attached as Attachment No. 4 to the report dated November 15, 2019 from the Director, Community Planning, Toronto and East York District.

4. City Council authorizes the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and Zoning By-law Amendments as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of November 7, 8 and 9, 2017, City Council adopted a report, dated October 19, 2017, from the City Manager commenting on the potential impacts of the TPS Transformational Task Force recommendations on City Divisions. The report advised that Real Estate Services and City Planning would be working with the TPS on the site selection for a new police station to accommodate the consolidation of the 54 and 55 Divisions, the results of which would be documented in a future report.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.5>

At its meeting of January 31, 2018, City Council adopted the staff report, dated January 10, 2018, from the Deputy City Manager and the Acting Chief Planner on the site selection process and recommendation of a preferred site for the consolidation of the 54 and 55 Divisions at 1627 Danforth Avenue.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX30.11>

At its meeting of May 22, 2019, the Toronto and East York Community Council adopted a report from the Senior Manager of Heritage Preservation Services recommending the Property (1627 Danforth Avenue) for inclusion on the City of Toronto's Heritage Register.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE6.10>

At its meeting of July 17, 2018 the Executive Committee received the report, dated June 28, 2018, from the Director, Real Estate Services and the Chief Planner and Executive Director, City Planning for information. The report provided a progress update on the master planning process at 1627 Danforth Avenue.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.EX36.3>

At its meeting of July 23, 2018 City Council adopted the report "Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) - City-Initiated Official Plan Amendment - Final Report" and its associated Official Plan Amendment 420 (By-law 1136-2018). The report concluded the first phase of a larger Avenue Study on Danforth Avenue. The Official Plan Amendment was appealed to the LPAT and is currently not in force. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

At its meeting of June 18, 2019 City Council adopted the report "1627 and 1675 Danforth Avenue - Danforth Garage Master Plan) Final Report", dated May 23, 2019. The report provided the outcome of the Master Plan exercise undertaken in collaboration by CreateTO and the City of Toronto and provided next steps to advance this city-building initiative, one of those steps being the subject of this report. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX6.9>

PROPOSAL

The site at 1627 Danforth Avenue is intended to include institutional uses for Toronto Police Services' (TPS) consolidation of the 54/55 Division, the Toronto Transit Commission (TTC) and the Toronto Public Library (TPL). Additional uses would also include residential (market and affordable ownership/rental opportunities), employment (TTC, other office, medical office, and retail), and community uses (adaptive re-use of the Danforth Garage and potential for additional soft services, and as an arts and cultural use exploration). As a city asset with direct access to transit, the subject site presents opportunities to deliver affordable rental housing through any new development. The proposed amendments to the Official Plan and zoning by-law will support and facilitate the future uses contemplated in the Danforth Garage Master Plan.

From an Official Plan perspective, this amendment will redesignate the southern portion of the subject site to *Mixed Use Areas*. The site is currently split-designated, with the northern portion closest to Danforth Avenue designated *Mixed Use Areas*, while the southern portion closest to the low-rise community is designated *Neighbourhoods*.

From a zoning perspective, this amendment will change the underlying uses to MCR in Zoning By-law 438-86 and CR in Zoning By-law 569-2013; both zoning categories permit a broad range of uses. Should Council adopt these recommendations, the uses permitted on the site will be consistent with those that were established in the Danforth Garage Master Plan.

The Danforth Garage Master Plan also included 1675 Danforth Avenue; however, 1675 Danforth Avenue is currently designed *Mixed Use Areas* and is zoned commercial-residential. As such, the property at 1675 Danforth Avenue can already support and facilitate the future uses contemplated in the Master Plan and is therefore not subject to this City-initiated Official Plan and zoning by-law amendments.

Reasons for Application

An amendment to the Official Plan and the zoning by-law is required as the current zoning does not permit the intended land uses as outlined within the Danforth Garage Master Plan.

POLICY CONSIDERATIONS

Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014)

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow Plan: Growth Plan for the Greater Golden Horseshoe (2019)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The strategic framework establishes the following:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan

The policies of the Official Plan and the Council-adopted OPA 420 (Danforth Avenue Planning Study) were considered for proposed City-initiated amendments to the Official Plan and the Zoning By-law. The following Official Plan policies were reviewed in support of the proposed amendments:

Chapter 2 - Shaping the City

- Section 2.2.3 - Avenues: Reurbanizing Arterial Corridors;
- Section 2.3.1 - Healthy Neighbourhoods;
- Section 2.4 - Bringing the City Together: A Progressive Agenda of Transportation Change

Chapter 3 - Building a Successful City

- Section 3.2.2 - Community Services and Facilities
- Section 3.5.1 - Supporting the Foundations of Competitiveness
- Section 3.5.2 - Creating a Cultural capital

Chapter 4 - Land Use Designations

- Section 4.1 - Neighbourhoods
- Section 4.5 - Mixed Use Areas

Chapter 5 - Implementation: Making Things Happen

- Section 5.3.1 - The Official Plan Guides City Actions

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The subject lands are located within an *Avenue* are designated *Mixed Use Areas* and *Neighbourhoods* on Map 21 of the Official Plan.

Official Plan Amendment 420 - Danforth Avenue Planning Study

In July 2014, City Council requested the City Planning Division to undertake a study of Danforth Avenue between the Don River and Victoria Park Avenue. Given the size of the study area, City Planning segmented the study into two phases.

The Study is a multi-disciplinary review conducted as a comprehensive and integrated planning study. Phase I of the Danforth Avenue Planning Study extended from Coxwell Avenue to Victoria Park Avenue and is complete. The Study included a review of the character, placemaking, built form, public realm, retail vitality, community services and facilities, heritage and historic character of Danforth Avenue in the context of the various surrounding neighbourhoods.

The policy document (OPA 420) adopted by City Council as part of the phase one study addresses the Danforth Garage property, providing policy direction for the future development of the subject lands. The policy direction envisions this site as an important publicly-owned asset to leverage the creation of a vibrant, multi-use community hub. This community hub will include civic, employment and community service uses, conserve and adaptively re-use heritage buildings, appropriately integrate design within the existing neighbourhood context and ensure universal accessibility.

Phase 2 of the Danforth Avenue Planning Study extends from the Don River to Coxwell Avenue and is underway.

Zoning

Under Zoning By-law 438-86, the subject site is zoned TR (Transportation Regional) D0.6 with a maximum height of 12 metres. This zoning category permits various uses related to public transportation, both for TTC and GO Transit.

The subject site is not included in Zoning By-law 569-2013.

Danforth Garage Master Plan

On January 31, 2018, City Council approved the property located at 1627 Danforth Avenue for the consolidation of the current Toronto Police Service 54 and 55 District facility. City Council further directed the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning to, in summary:

- Convene an interdivisional working group to undertake a Master Plan for the Danforth Garage site, to include community consultations, technical studies, confirmation of required TTC uses on the property, exploration of other potential partners and uses, and conceptual site plans;
- Report to Executive Committee with a progress report;
- Report to Executive Committee with a business case, including funding strategies, in the first quarter of 2019, to include funding plans for the property redevelopment activities beyond the development of the new consolidated 54 and 55 Police District facility, for which funding is included in Toronto Police Service's 2019 - 2028 Council Approved Capital Budget and Plan; and
- Establish a Community Stakeholder Group to provide input into the master planning process.

On June 18, 2019, City Council endorsed a Master Plan for the Danforth Garage. The Master Plan establishes a framework to guide the redevelopment of the subject property as a multi-use civic hub in a way that conserves the cultural heritage value of the Danforth Carhouse/Garage and permits accommodation of key anchor tenants (Toronto Police Service, Toronto Transit Commission, and Toronto Public Library). The Master Plan also provides for additional civic, cultural, residential, employment and other uses.

In the Master Plan, the properties that front Danforth Avenue, which currently have a *Mixed Use Areas* designation, are intended to include two buildings: a 10-storey mixed use building and an 8-storey mixed use building. The existing Tobias House at the corner of Danforth and Coxwell Avenues is not intended for redevelopment but was included in the Master Planning exercise primarily for the purpose of understanding pedestrian movement on the site and for testing potential visual and physical impacts (such as light, view and privacy) from the development proposed on the remainder of the site. The existing *Mixed Use Areas* designation on this portion of the site permits the planned uses and built form.

The rear portion of the subject site is designated *Neighbourhoods* in the Official Plan. *Neighbourhoods* are intended to be physically stable, low-rise residential areas. The Master Plan for this portion of the site includes three buildings: a 5-storey mixed use building at the southwest corner of the site with frontage on Coxwell Avenue; a 4-storey building for TTC offices; and a 3-storey building for Toronto Police Services for the consolidation of the 54 and 55 Policy Division facility. These buildings and their uses would not currently be permitted under the *Neighbourhoods* land use designation.

Community Consultation

As part of that Master Planning exercise, extensive community consultation was undertaken, which included: three large community meetings, four small working group meetings, two pop-up events at the East Lynn Farmer's Market and the Gerrard Street Bazaar festival, and online engagement through a project website (www.danforthgarage.com). Additionally, a local advisory committee was established and four meetings were held.

The extensive community consultation process discussed the Master Plan as well as the current land uses existing on the site today and the proposed land uses that would be necessary in order to actualize the Master Plan. A summary of the community consultation process and the Master Planning exercise can be found within this final report prepared by CreateTO and its consultants available online at: <http://bit.ly/danforthgarage-master-plan>.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal has been reviewed and evaluated against the PPS (2014) and A Place to Grow Plan (2019). Staff have determined that the proposal is consistent with the PPS and conforms with A Place to Grow Plan.

Land Use

Redesignating a portion of the subject site's *Neighbourhoods* designation to *Mixed Use Areas* will provide consistency and cohesiveness for the future redevelopment potential of the property. Given that half of the site has frontage on Danforth Avenue, is currently

designated *Mixed Use Areas*, and is a single land parcel, it is appropriate to redesignate the entirety of the land to *Mixed Use Areas*.

Redesignating the subject site to be entirely *Mixed Use Areas* will facilitate the future development of this site as envisioned in Official Plan Amendment 420 and the Danforth Garage Master Plan. The Official Plan Amendment was the result of the Danforth Avenue Planning Study and provided site specific development criteria for the site. Those criteria envision the creation of a vibrant, multi-use community hub that would include multiple public uses, employment opportunities, residential uses, conservation and adaptive re-use of heritage buildings, and be designed to fit within the existing neighbourhood context. The vision guided the Master Plan exercise, and can be further facilitated through a *Mixed Use Area* designation.

The *Mixed Use Areas* designation includes a set of policies that govern the scale and intensity of redevelopment when that redevelopment is located adjacent to properties designated *Neighbourhoods*. Key policies in *Mixed Use Areas* are for new development to transition between areas of different development intensity and scale, particularly towards lower scale *Neighbourhoods* (Section 4.5, Policy 2(c)), and to locate and mass new development so as to adequately limit shadow impacts on adjacent *Neighbourhoods* (Section 4.5, Policy 2(d)). The three new buildings that would be located close to the *Neighbourhoods* to the south are between 3 and 5 storeys which transition down from the 10 and 8 storey buildings that would front Danforth Avenue. As well, because the new buildings are located north of the low-rise neighbourhoods, there will be no shadow impacts. Redesignating the subject site to *Mixed Use Areas* will mean that future development would need to adhere to those policies.

In addition to redesignating the portion of the site from *Neighbourhoods* to *Mixed Use Areas*, a zoning by-law amendment will be necessary to facilitate the redevelopment. Currently, the property at 1627 Danforth Avenue is zoned TR (Transportation Regional) under Zoning By-law 438-86, which permits various uses related to public transportation, both for TTC and GO Transit. The City-wide Zoning By-law 569-2013 does not apply to the property. In order to facilitate the redevelopment of this site into a multi-use community hub as envisioned in OPA 420 and the Danforth Garage Master Plan, the property should be zoned commercial-residential, which permits a wide range of uses, including the uses contemplated in the Master Plan, subject to a variety of performance standards. This zoning would be in keeping with the proposed *Mixed Use Areas* designation of the property. In addition, the property will continue to have permissions for its existing uses on site related to transportation, which the TTC currently operates.

Conclusion

This City-initiated Official Plan amendment and Zoning By-law amendment recognizes and conforms to the relevant Official Plan policies, the adopted Official Plan Amendment 420 as well as the recently Council-endorsed Danforth Garage Master Plan. These amendments are a positive step toward designating and zoning lands appropriately in order to implement the vision for this site recognized in OPA 420 and detailed in the Danforth Garage Master Plan, both of which were adopted by Council in 2018 and 2019, respectively. For these reasons, Planning staff recommend that the

subject land be designated *Mixed Use Areas* in its entirety in accordance with the draft site specific Official Plan amendment and be rezoned in accordance with the attached draft site specific zoning by-law.

CONTACT

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E-mail: George.Pantazis@toronto.ca

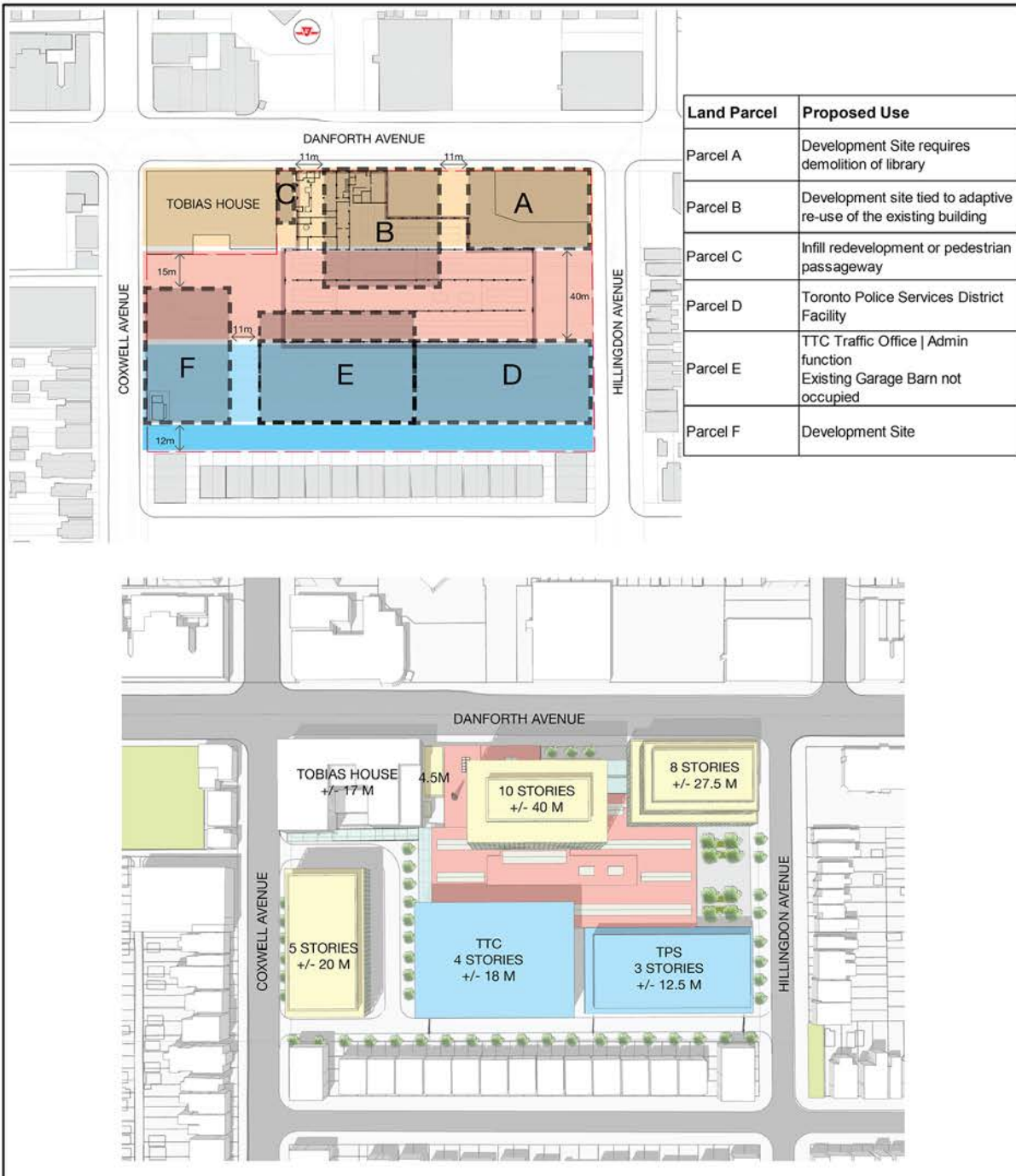
SIGNATURE

Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA
Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Danforth Garage Master Plan - Site Plan
Attachment 2: Draft Site Specific Official Plan Amendment
Attachment 3: Draft Site Specific Zoning By-law Amendment (438-86)
Attachment 4: Draft Site Specific Zoning By-law Amendment (569-2013)

Attachment 1: Danforth Garage Master Plan - Site Plan



Preferred Master Plan and Demonstration Plan

1627 Danforth Avenue

File # 19 201156 STE 19 0Z



City of Toronto By-law 438-86
Not to Scale
10/29/2019

Attachment 2: Draft Site Specific Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019 as 1627 Danforth Avenue.

Whereas authority is given to Council under 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;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 475 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, ULLI S. WATKISS,
Speaker City Clerk

(Seal of the City)

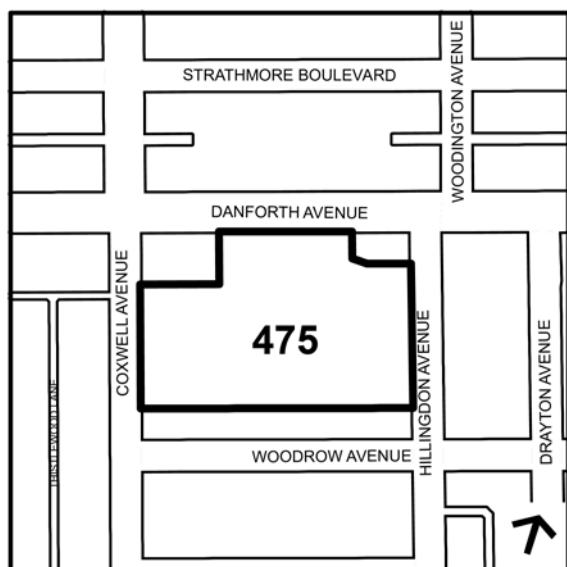
AMENDMENT NO. 475 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS
1627 DANFORTH AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Map 21, Land Use Plan, is amended by re-designating the lands known municipally as 1627 Danforth Avenue from Neighbourhoods to Mixed Use Areas, as shown on the attached Schedule A.

SCHEDULE A



Attachment 3: Draft Site Specific Zoning By-law Amendment (438-86)

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXX-2019

To amend Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2019 as 1627 Danforth Avenue.

WHEREAS authority is given to Council by 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;

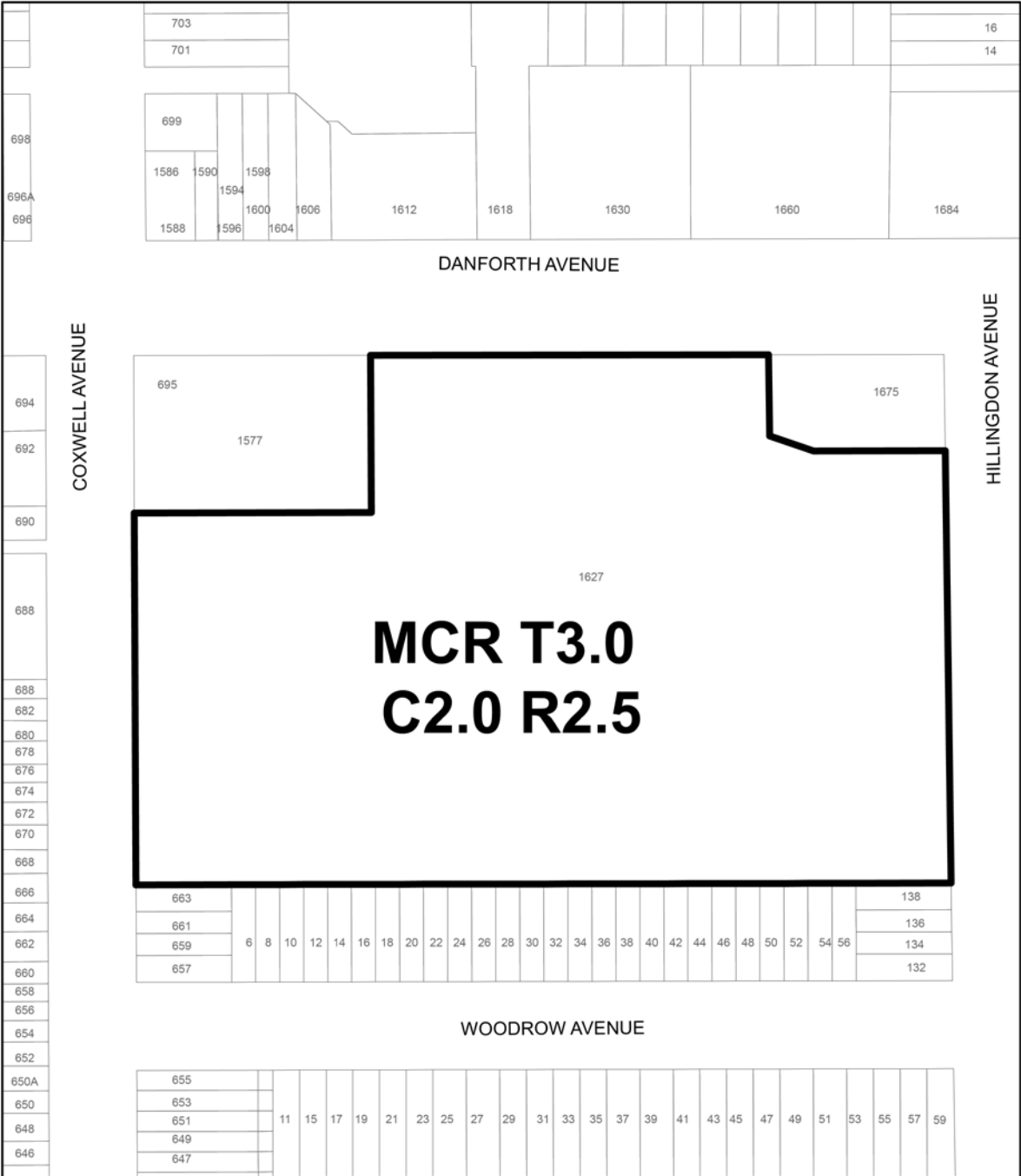
The Council of the City of Toronto HEREBY ENACTS as follows:

1. For the purpose of this By-law, "lot" shall consist of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law and known in the year 2019 as 1627 Danforth Avenue;
2. The lot is comprised of those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law:
 - a. In addition to the uses permitted by Section 8(1) for MCR, the following additional uses are permitted within the buildings which existed on the lot on [the date of the enactment of the by-law]:
 - i) private commercial garage;
 - ii) any administrative, engineering, maintenance, repair or storage use related to the operations of the Toronto Transit Commission and GO Transit;
 - iii) railway, including service and repair yards;
 - iv) railway station; and
 - v) railway tracks.
 - b. Nothing in this by-law shall prevent the use of the building as it existed on the date of the passing of this by-law.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.


JOHN TORY, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)



1627 Danforth Avenue

File # 19 201156 STE 19 0Z


 City of Toronto By-law 438-86
 Not to Scale
 10/29/2019

Attachment 4: Draft Site Specific Zoning By-law Amendment (569-2013)

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

CITY OF TORONTO

Bill No. ~
BY-LAW No. XXX-2019

To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 1627 Danforth 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; 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 3.0 (c2.0; r2.5) SS2 (x221) as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA 3, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT 12, as shown on Diagram 4 attached to this Bylaw; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, as shown on Diagram 5 attached to this By-law; and
7. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1,

and applying the following Rooming House label of B3 to these lands, as shown on Diagram 6 attached to this By-law; and

8. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.

11.10 Exception Number 221 so that it reads:

(221) Exception CR 221

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: (None Apply)

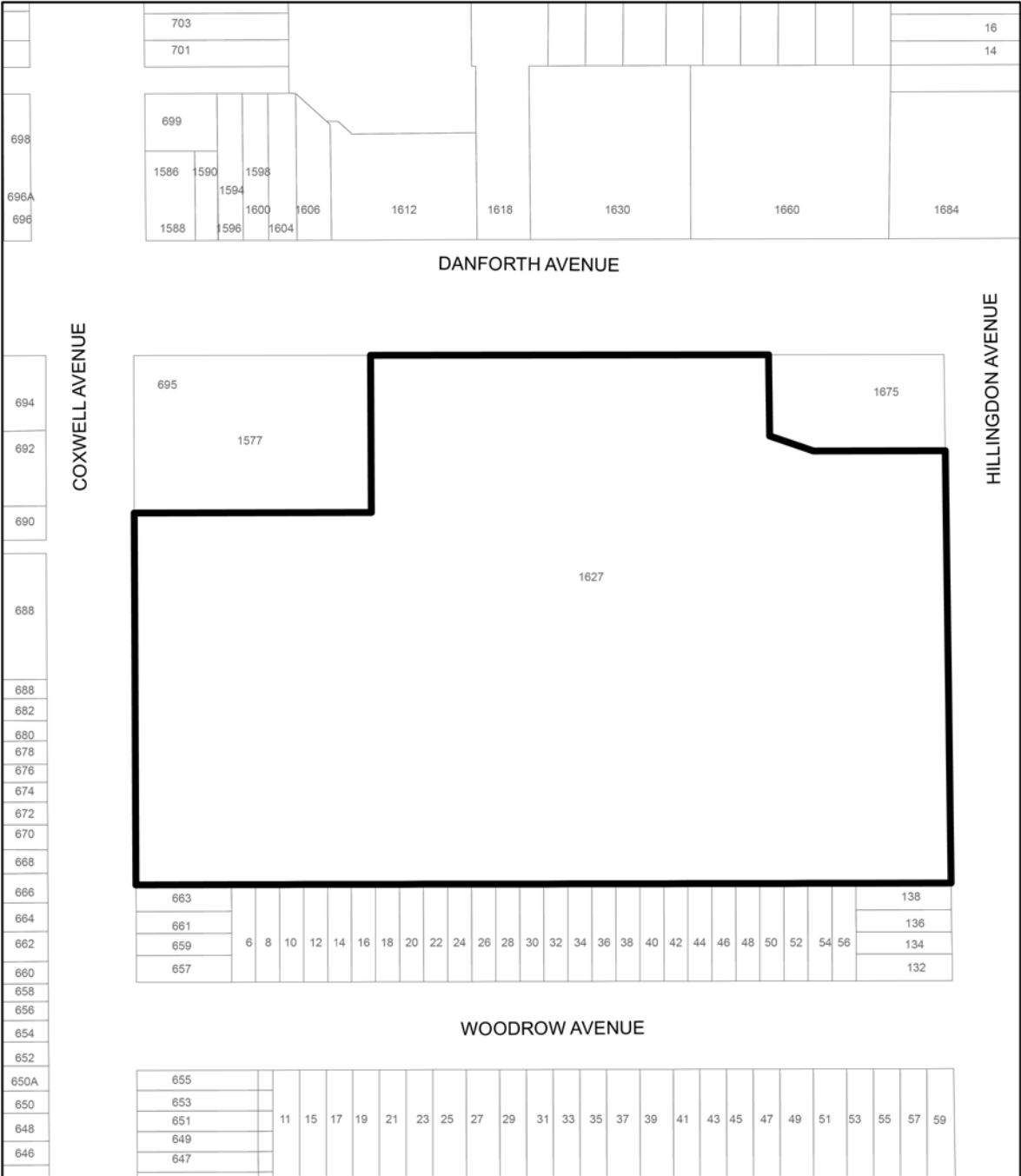
Prevailing By-laws and Prevailing Sections:

(A) Section 12 (1) 384 of former City of Toronto By-law 438-86.

Enacted and passed on December X, 2019.


Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

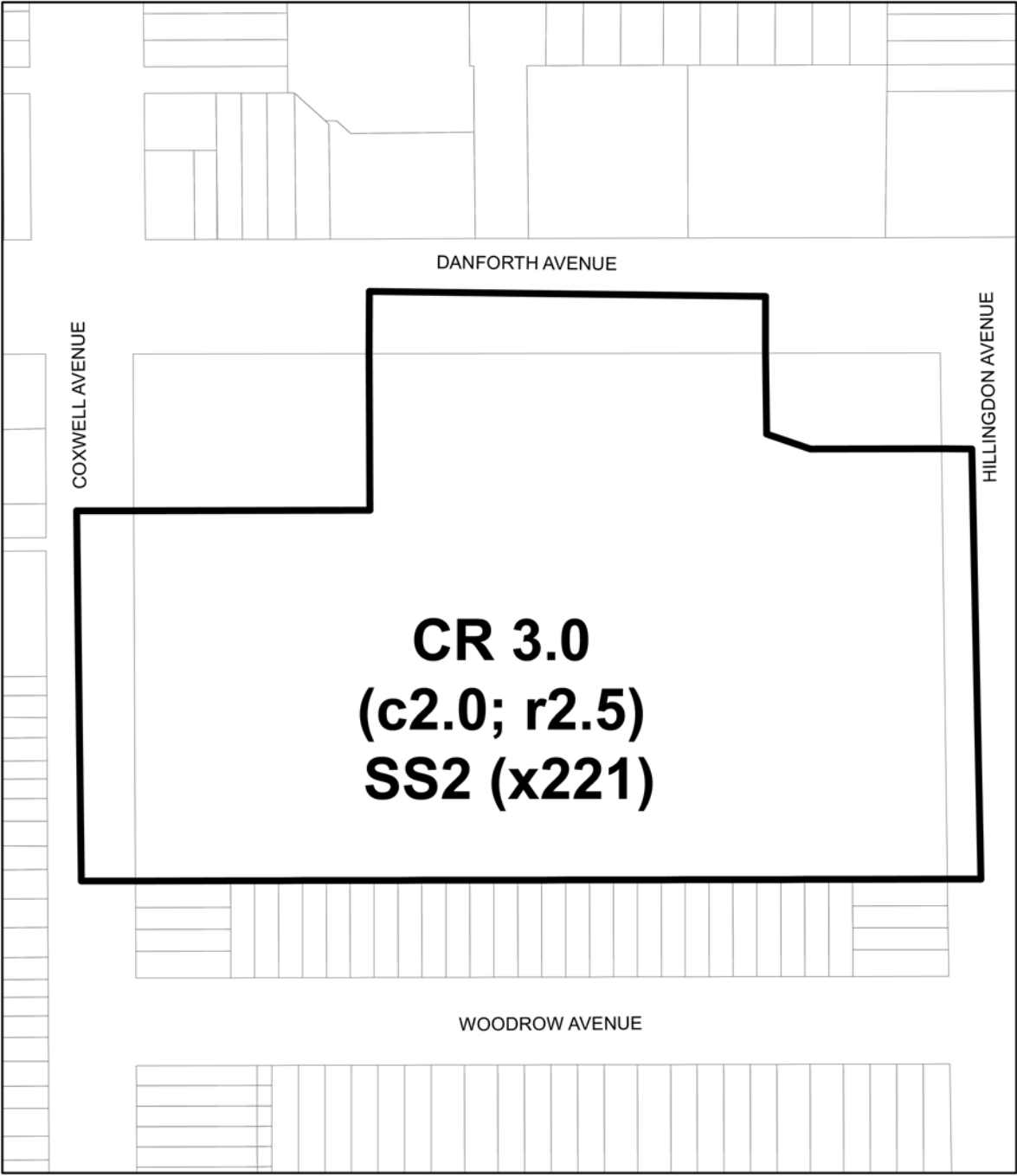
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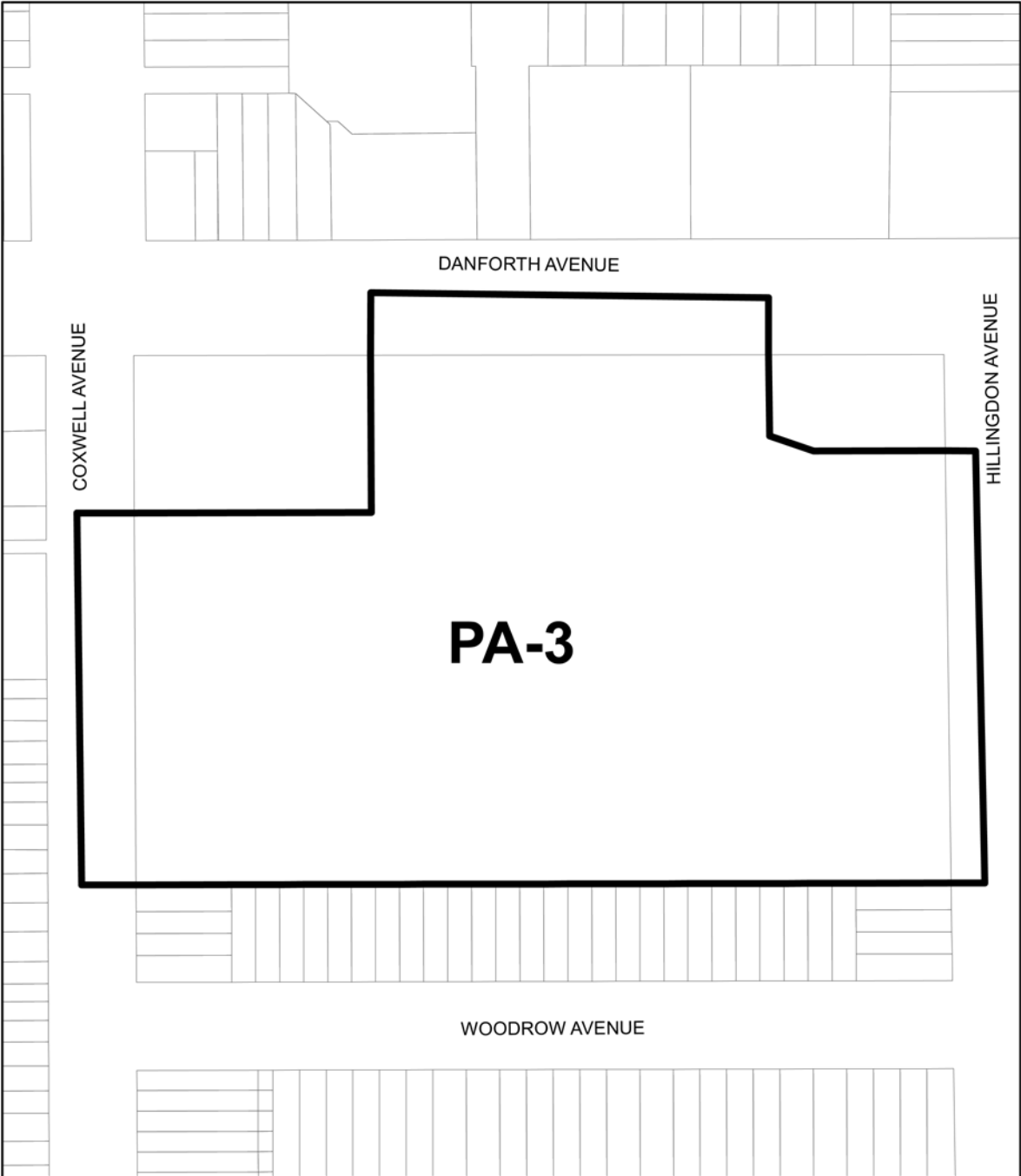


1627 Danforth Avenue

File # 19 201156 STE 19 0Z


 City of Toronto By-law 569-2013
 Not to Scale
 10/29/2019





DANFORTH AVENUE

COXWELL AVENUE

HILLINGDON AVENUE


PA-3

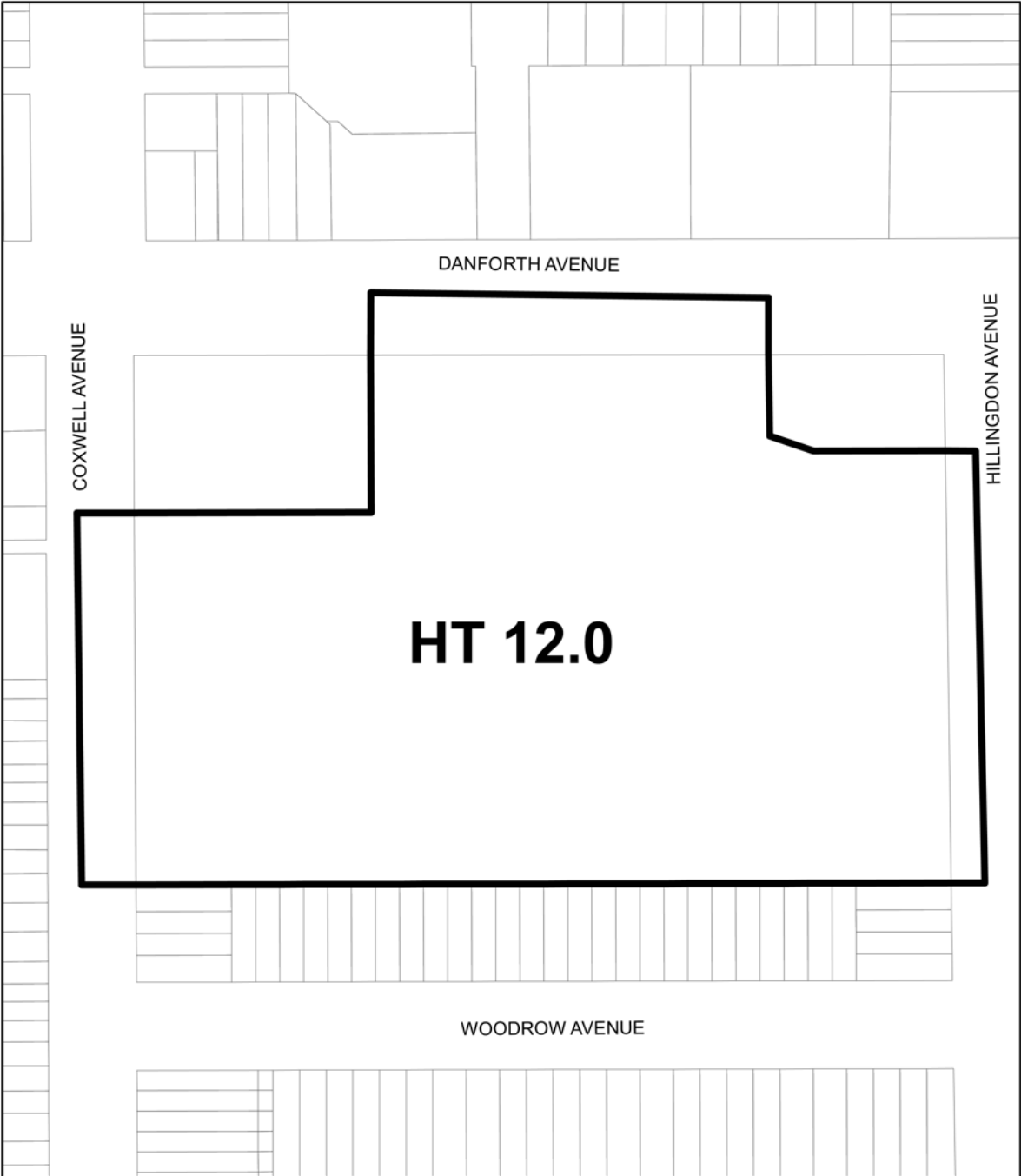
WOODROW AVENUE

 **TORONTO**
Diagram 3

1627 Danforth Avenue

File # 19 201156 STE 19 0Z


City of Toronto By-law 569-2013
Not to Scale
10/29/2019



DANFORTH AVENUE

COXWELL AVENUE

HILLINGDON AVENUE


HT 12.0

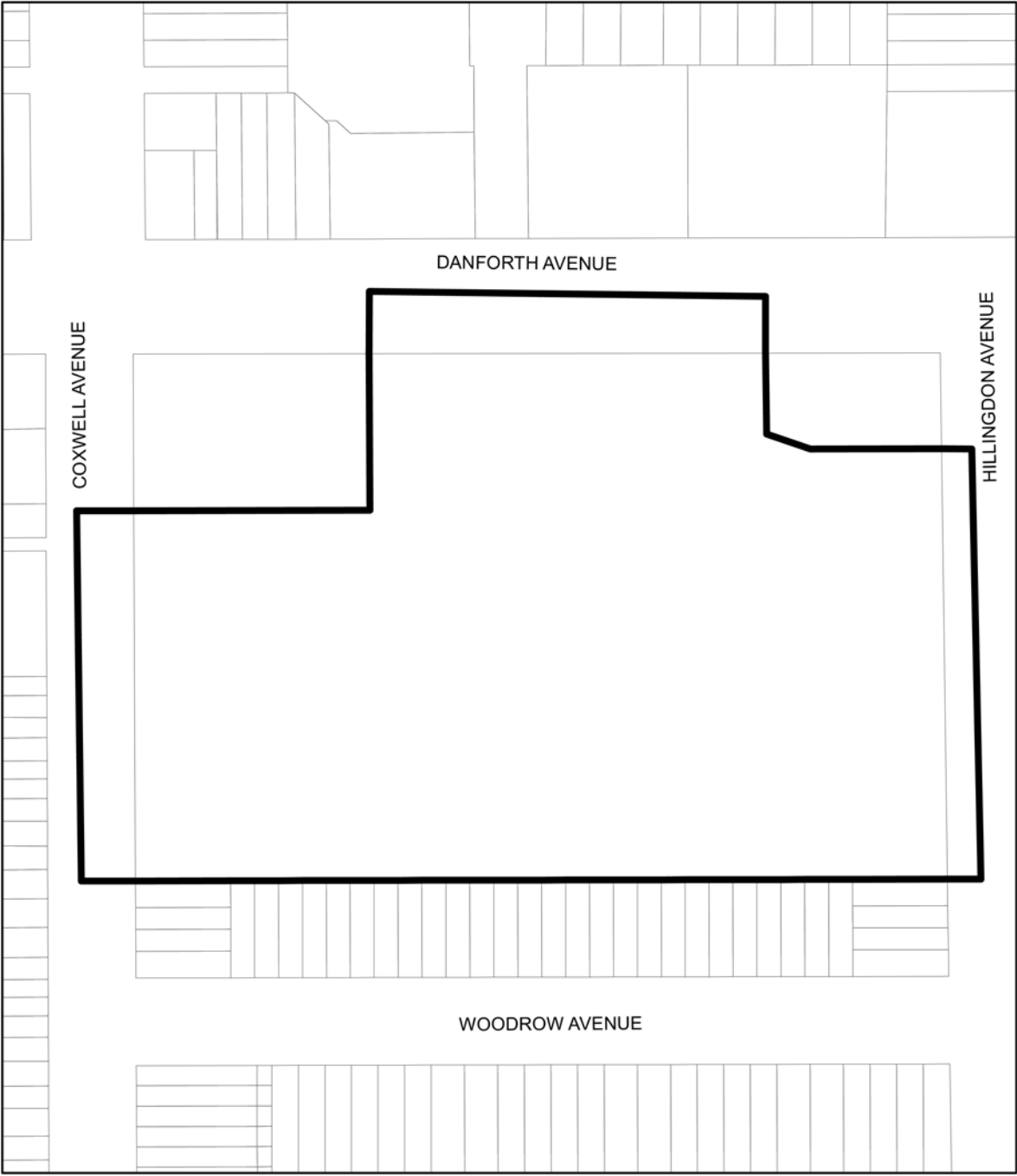
WOODROW AVENUE

 **TORONTO**
Diagram 4

1627 Danforth Avenue

File # 19 201156 STE 19 0Z



City of Toronto By-law 569-2013
Not to Scale
10/29/2019

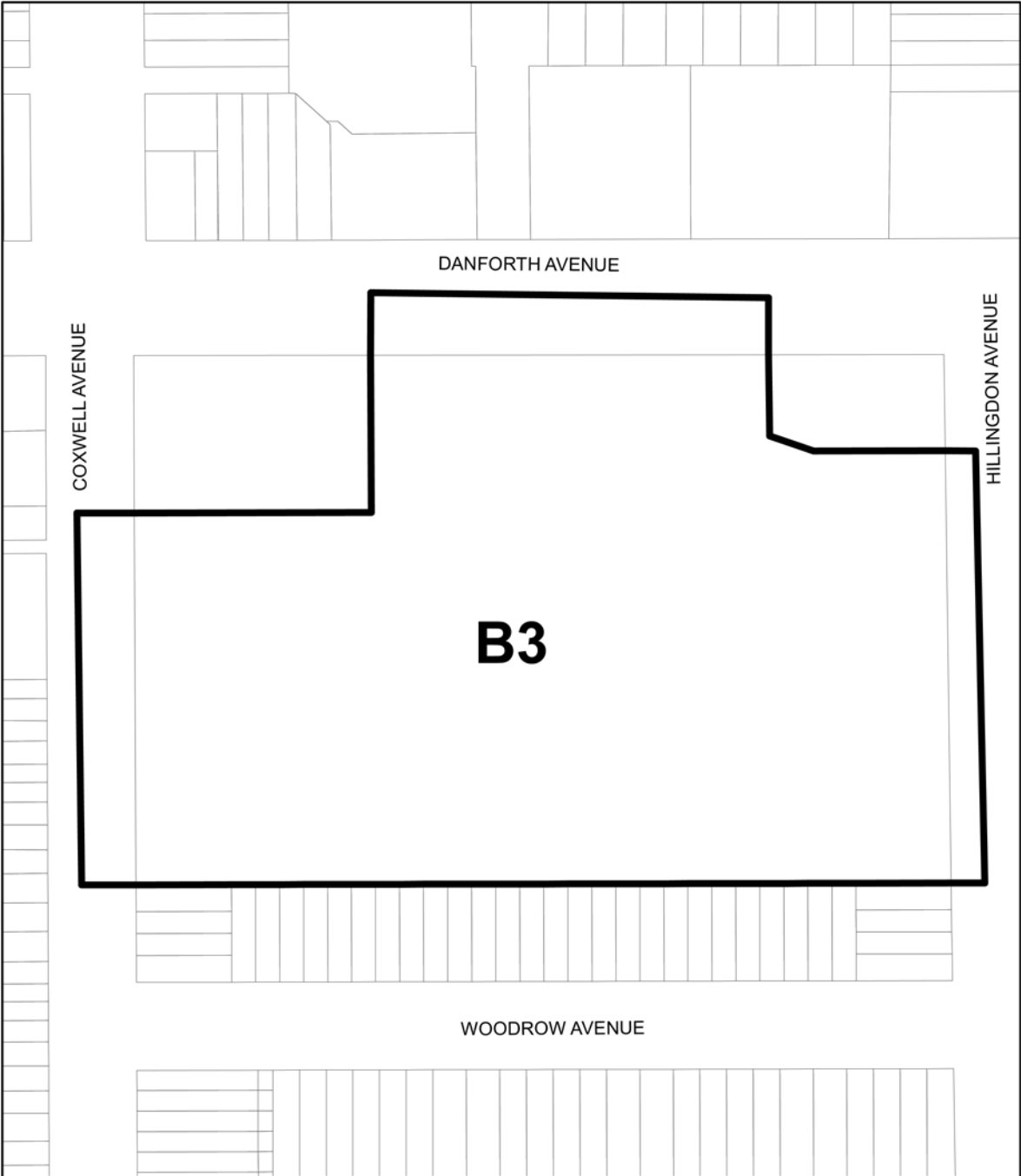


 **Toronto**
Diagram 5

1627 Danforth Avenue

File # 19 201156 STE 19 0Z



City of Toronto By-law 569-2013
Not to Scale
10/29/2019



 **TORONTO**
Diagram 6

1627 Danforth Avenue

File # 19 201156 STE 19 0Z


City of Toronto By-law 569-2013
Not to Scale
10/29/2019