CITY OF TORONTO

Bill No. 1241

BY-LAW No. -2016

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands municipally known in the year 2016 as 1030 Danforth Avenue.

Whereas authority is given to Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, with respect to the lands known municipally in the year 2016 as 1030 Danforth Avenue; 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. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the lot.

2. None of the provisions of Sections 4(2)(a), 4(6)(b), 4(10)(d), 4(12), 4(14), 4(16), 4(17), 8(3)Part I, 8(3)Part II(b) and 4, 8(3)Part IV of By-law No. 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 8-storey mixed-use building on the lot provided that:

   (a) the lot on which the proposed building is to be located comprises at least those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;

   (b) no above grade portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Map 2, attached to and forming part of this By-law;

   (c) the height of any building or structure, as measured from grade, does not exceed the height in metres specified by the numbers following the symbol H on Map 2 attached to and forming part of this By-law;

   (d) notwithstanding Section 5(b) and 5(c) of this By-law, the following building elements and structures are permitted to extend beyond the heavy lines and building envelopes, and above the heights shown on Map 2:
<table>
<thead>
<tr>
<th>STRUCTURE</th>
<th>LOCATION OF PROJECTION</th>
<th>MAXIMUM PERMITTED PROJECTION</th>
<th>OTHER APPLICABLE QUALIFICATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, stairs, railings, wheelchair ramps, landscape and greenroof elements.</td>
<td>Required setback from lot line</td>
<td>0.4 metres</td>
<td>none</td>
</tr>
<tr>
<td>Canopy</td>
<td>South elevation first floor only</td>
<td>2.5 metres</td>
<td></td>
</tr>
<tr>
<td>Parapets</td>
<td>Maximum height</td>
<td>1.0 metres</td>
<td>none</td>
</tr>
<tr>
<td>Trellis, guardrails, balustrades, stairs, railings, balcony dividers, landscape and greenroof elements, and elevator overrun.</td>
<td>Maximum height</td>
<td>1.8 metres</td>
<td></td>
</tr>
<tr>
<td>Mechanical equipment</td>
<td>Maximum height</td>
<td>2.0 metres</td>
<td>Setback a minimum of 2.0 metres from the interior face of the main wall as shown on Map 2</td>
</tr>
<tr>
<td>Living wall</td>
<td>Maximum height</td>
<td>3.0 metres</td>
<td>In the rear yard only</td>
</tr>
<tr>
<td>Planters and balcony</td>
<td>4th storey</td>
<td>0.5 metres</td>
<td>On the north side of the building only up to 1.3 metres high</td>
</tr>
<tr>
<td>Planters</td>
<td>5th, 6th, 7th, and 8th stories</td>
<td>0.0</td>
<td>On the north side of the building only up to 1.3 metres high</td>
</tr>
</tbody>
</table>

(e) the number of dwelling units shall not exceed 53;

(f) terraces and balconies are not permitted on the 2nd and 3rd stories of the north elevation;

(g) the total combined residential gross floor area and non-residential gross floor area erected on the lot does not exceed 5,050 square metres;

(h) the residential gross floor area of the building erected on the lot does not exceed 4,410 square metres;
(i) the non-residential gross floor area of the building erected on the lot does not exceed 640 square metres;

(j) the minimum number of non-residential units shall be 3;

(k) the maximum non-residential gross floor area of a non-residential unit shall be 265 square metres;

(l) a minimum of 131 square metres of indoor residential amenity space and 32 square metres of outdoor residential amenity space is provided and maintained on the lot;

(m) provide and maintain a minimum of one loading space - type G;

(n) none of the provisions of Zoning By-law No. 438-86, as amended, shall apply to prevent the erection or use of a temporary sales office on the lot;

(o) minimum vehicle parking space requirements shall be consistent with the following ratios:

(i) 0.5 vehicle parking spaces – occupant for every bachelor and one bedroom dwelling unit;

(ii) 0.75 vehicle parking spaces – occupant for every two and three bedroom dwelling unit;

(iii) 0.06 vehicle parking spaces – visitor for every residential dwelling unit;

(iv) 1 vehicle parking space per 100 square metres of net floor area - non residential; and

(v) 1 residential visitor parking space shall be 3.9 metres by 5.6 metres;

(p) parking garage access ramps shall have a minimum width of 5.5 metres;

(q) interior drive aisles shall have a minimum width of 6.0 metres;

(r) parking spaces may be 2.6 metres wide when adjacent to a wall;

(s) minimum bicycle parking space requirements shall be consistent with the following ratios:

(i) 0.5 bicycle parking spaces – occupant for every residential dwelling unit; and

(ii) 0.1 bicycle parking spaces – visitor for every residential dwelling unit.
3. For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86 of the former City of Toronto, as amended, with the exception of the following:

(a) "lot" means those lands outlined on Map 1 attached hereto;

(b) "grade" means the established grade at 114.6 metres Canadian Geodetic Datum; and

(c) "temporary sales office" shall mean an office, showroom or sales trailer used exclusively for the initial sale and/or initial leasing of dwelling units or non-residential units to be erected on the lot.

4. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on December  , 2016.

Frances Nunziata,                                      Ulli S. Watkiss,
  Speaker                                            City Clerk

(Seal of the City)
NOTE: All dimensions in metres.

1030 Danforth Avenue
Map 2

File # 15 120968 STE 29 OZ