Bill No. 1242

BY-LAW No. -2016

To amend Zoning By-law No. 569-2013, 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 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;

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 lot outlined by heavy black lines to CR 3.0(c2.0; r2.5)SS2(x) as shown on Diagram 2 attached to this by-law;

**Exception CR 92**

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 clauses 40.5.40.70(1)(B), 40.10.40.70 and 40.10.40.80, no above grade portion of any building or structure is located otherwise than wholly within the areas delineated by heavy lines shown on Diagram 3 of By-law [Clerks to supply by-law ##];

(B) Despite section 40.5.40.10, height is measured from the Canadian Geodetic Datum elevation of 114.6 metres to the highest point of any building or structure;

(C) Despite clause 40.10.40.10, no portion of the building may exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law [Clerks to supply by-law ##];

(D) Despite clause 40.10.40.10(5), the minimum height of the first storey is 4.5 metres from the finished floor to the finished floor of the storey above;
(E) The following building elements and structures are permitted to encroach into the required building setbacks shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:

(i) Eaves, cornices, window sills, vents, ornamental elements, lighting fixtures, guardrails, balustrades, stairs, railings, and wheelchair ramps to a maximum of 0.4 metres;

(ii) Balconies and guards on the 4th storey only to a maximum of 0.5 metres on the north elevation of the building;

(iii) Canopy on the ground floor south elevation to a maximum of 2.5 metres; and

(iv) Living wall in the rear yard;

(F) The following building elements and structures are permitted to extend above the heights shown on Diagram 3 of By-law [Clerks to supply by-law ##] as follows:

(i) Trellis, guardrails, balustrades, balcony dividers, stairs, railings, landscape and greenroof elements, elevator overrun, and mechanical equipment to a maximum of 1.8 metres high;

(ii) Planters to a maximum of 1.3 metres high; and

(iii) Living wall to a maximum of 3.0 metres;

(G) The maximum number of dwelling units permitted is 53;

(H) Balconies are not permitted on the 2nd and 3rd storeys of the north elevation;

(I) Despite clause 40.10.40.40, the total gross floor area must not exceed:

(i) 5,050 square metres for all buildings;

(ii) 4,410 square metres for the residential gross floor area of the building; and

(iii) 640 square metres for the non-residential gross floor area of the building;

(J) The minimum number of non-residential units is 3;

(K) The maximum gross floor area for non-residential units is 265 square metres;

(L) Despite clause 40.10.40.50, amenity space must be provided and maintained accordingly:
(i) a minimum of 131 square metres indoors; and
(ii) a minimum of 32 square metres outdoors;

(M) Despite clause 200.5.10.1, the minimum vehicle parking space requirements must 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; and
(iv) 1 vehicle parking space per 100 square metres of gross floor area - non residential;

(N) Despite sections 200.15.10 and 200.15.1.5, 1 accessible visitor parking space - residential is required;

(O) parking garage access ramps must have a minimum width of 5.5 metres;

(P) interior drive aisles must have a minimum width of 6.0 metres;

(Q) Despite clause 200.5.1.10(2), parking spaces may be 2.6 metres wide when adjacent to a wall;

(R) Despite Chapter 220, one Type G loading space must be provided;

(S) none of the provisions of Zoning By-law No. 569-2013, as amended, apply to prevent the erection or use of a temporary sales office on the lot; and

(T) For the purposes of [Clerks to supply by-law ##], the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law No. 569-2013 as amended, except that the following definitions must apply:

(i) "temporary sales presentation centre" means 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.

Prevailing By-laws and prevailing Sections: (None Apply)
Enacted and passed on December 12, 2016.

Frances Nunziata, Speaker

(Seal of the City)

Ulli S. Watkiss, City Clerk
NOTE: All dimensions in metres.