

Authority: Toronto and East York Community Council Item 33.5,  
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

## CITY OF TORONTO

### BY-LAW No. 687-2014

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 455 Dovercourt Road.**

Whereas authority is given to Council 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 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 adding to Exception 900.2.10 (735), under the heading 'Site Specific Provisions:' regulations (A) to (P) so that it reads:

#### **Exception [R][x735]**

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 455 Dovercourt Road a **mixed use building** or **structure** that complies with the following is permitted:
  - (i) None of the provisions of 10.5, and 10.10, and 200.5.10.1(1), 200.5.1.10(2) and 220.5.10.1(5), and 230.5.1.10(2), (4), (5), (6), and (7), and 230.5.10.1(1) of City of Toronto By-law No. 569-2013, as amended, shall apply to prevent the erection and use of a **building** on the **lot** that contains **dwelling units**, non-residential **gross floor area**, and the erection and use of an **ancillary parking garage** with **stacked parking space** on the **lot**, if (B) to (P) are complied with.
- (B) In addition to the uses permitted within the R Zone an office that is not a medical office and **software development and processing** are also permitted uses on the **lot**.

- (C) The **lot** is comprised of those lands shown outlined by heavy lines on Diagram 1 of By-law No. 687-2014.
- (D) No portion of any **building** or **structure**, including the **ancillary parking garage**, to be erected or used on the **lot** shall extend beyond the lines delineated by the heavy lines on Diagram 2 of By-law No. 687-2014.
- (E) Despite subsection (D) herein, eaves, cornices, lighting fixtures, window sills, landscape planters, awnings, canopies and other minor architectural projections is permitted to project no more than 0.45 metres from a **building** or **structure** on the **lot**. The entrance canopy is permitted to project no more than what is shown on Diagram 2 of By-law No. 687-2014.
- (F) The height of any **building** or **structure** on the **lot** must not exceed the maximum height permitted as indicated by the letter "H" as shown on Diagram 2 of By-law No. 687-2014, measured from the Canadian Geodetic Datum elevation of 106.18 metres.
- (G) Despite (F), a parapet wall, fence, safety railing, mechanical equipment, stair, terrace, trellis or privacy screen must be setback from the front and rear walls of the **building** by 1.8 metres and must not project more than 1.8 metres beyond the height of the roof of the **building** measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014. Landscape planters may be permitted within 0.5 metres of the rear wall and may project a maximum of 1 metre above the roof of the **building**, measured at 17.5 metres as indicated on Diagram 2 of By-law No. 687-2014.
- (H) The total **gross floor area** of the **building** must not exceed a maximum of 2,824 square metres and must not exceed:
- (i) 1,344 square metres for the residential uses **dwelling units** in the **building**; and
  - (ii) 1,480 square metres for the non-residential use.
- (I) The **ancillary parking garage** must be located within the heavy lines identified as the double car structure on Diagram 2 and the area of the **ancillary parking garage** must not exceed a **gross floor area** of 150 square metres.
- (J) The maximum permitted number of **dwelling units** is twelve (12), comprised of ten (10) two bedroom **dwelling units** and two (2) three bedroom **dwelling units**.
- (K) A minimum of 190 square metres of **soft landscaping** shall be provided on the **lot**.

- (L) A total of 25 **parking spaces** must be provided for the development in accordance with the following:
- (i) A minimum of 12 **parking spaces** must be provided on the **lot** for the 12 **dwelling units**;
  - (ii) A minimum of 13 parking spaces must be provided for the 1,480 square metres of non-residential use on the **lot**, of which:
    - (a) A maximum of 4 of the required non-residential **parking spaces** must be provided through a long-term lease on a parking lot within 300 metres of the **lot**; and
    - (b) A minimum of 2 of the required non-residential **parking spaces** on the lot must be shared residential visitor parking spaces, with each of the designated shared visitor/non-residential **parking spaces** having signage to identify them as shared parking spaces available to visitors of the residential use.
- (M) Despite 200.5.1.10(2), the minimum dimensions for a of the **stacked parking space** in the **ancillary parking garage** is 2.6 metres wide by 5.2 metres long and a height of 1.5 metres, except that the platform of such parking space may have dimensions of not less than 2.5 metres by 5.0 metres.
- (N) Despite 200.5.1.10(2)(A)(iv), (B)(iv),(C)(iv) and (D), an additional 0.3 metre widening for one or more obstructions is not required.
- (O) A minimum of 20 **bicycle parking spaces** shall be provided and maintained on the *lot*, of which:
- (i) A total of 12 will be **bicycle parking spaces** provided for the exclusive use of the residents of the building and located in a secure room or area;
  - (ii) A total of 6 will be **bicycle parking spaces** provided for the exclusive use of visitors of the residential use of the **building**;
  - (iii) A total of 2 will be **bicycle parking spaces** provided for the exclusive use of the visitors of the non-residential use of the **building**;
  - (iv) Notwithstanding Article 230.5.10.1 of By-law No. 569-2013, 100 per cent of the resident **bicycle parking spaces** may be provided in a manner that requires a person to park the bicycle in a vertical position; and
  - (v) **Bicycle parking spaces** that are to be parked in a vertical position, may have horizontal dimensions of at least 0.375 metres by 0.800 metres and a vertical dimension of at least 2.0 metres.

- (P) Except as otherwise provided herein, the provisions of By-law No. 569-2013, as amended, shall continue to apply to the **lot**.

Enacted and passed on July 11, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



