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)
NOTE: All dimensions in metres.
NOTE: H denotes height above established grade of 106.18m. All dimensions in metres.