CITY OF TORONTO

BY-LAW No. 954-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 2978-2982 Dundas Street West and 406-408 Pacific 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 4.3 (c0.4; r3.9) SS2 (x30), as shown on Diagram 2 attached to this By-law.

4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 30 so that it reads:

(30) Exception CR 30

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 2978-2982 Dundas Street West and 406-408 Pacific Avenue, none of the regulations of 40.5.40.10(4), 40.5.40.10(5), 40.10.40.10(2), 40.10.40.10(5), 40.10.40.70(2), 40.10.50.10(2), 40.10.50.10(3), 40.10.80.20, 40.10.90.1, 40.10.90.10(1)(C), 40.10.100.10(1), 200.5.1.10(12)(C), 200.5.10.1 and 220.5.10.1 prevent the erection or use of a building, structure, addition or enlargement if it complies with By-law No. 954-2015.

(B) The total gross floor area on the lot must not exceed 3,325 square metres, provided:

(i) the residential gross floor area does not exceed 3,050 square metres; and
(ii) the non-residential gross floor area does not exceed 275 square metres.
(C) The height of any building or structure, as measured from an established grade of 118.92 metres, must not exceed the height in metres specified by the numbers following the symbol H on Diagram 3 of By-law No. 954-2015.

(D) Despite (C) above, the following building elements and structures are permitted to exceed the maximum heights on Diagram 3 of By-law No. 954-2015:

(i) Unenclosed structures providing safety or wind protection to rooftop amenity space may exceed the permitted maximum height by 3.0 metres;
(ii) Parapet walls may exceed the permitted maximum height by 1.0 metres;
(iii) Fences and privacy screens may exceed the permitted maximum height by 2.5 metres; an
(iv) Railings may exceed the permitted maximum height by 1.2 metres.

(E) No portion of any building or structure can extend beyond the areas delineated by heavy lines shown on Diagram 3 of By-law No. 954-2015.

(F) Despite (E) above, the following building elements and structures are permitted to extend beyond the heavy lines shown on Diagram 3 of By-law No. 954-2015:

(i) Balconies may extend beyond the heavy lines by 1.5 metres provided they are located above the first three storeys of the building above-ground and are located entirely behind the main wall of the first three storeys of the building above-ground;
(ii) Eaves, cornices, window sills, light fixtures, railings, bollards, wheelchair ramps, stairs, stair enclosures, landscape planters and other similar architectural projections may extend beyond the heavy lines by 0.6 metres;
(iii) Any devices used to attach foliage to any living green wall element may extend beyond the heavy lines by 1.2 metres; and
(iv) Canopies, awnings or similar structures may extend beyond the heavy lines by 1.5 metres.

(G) The minimum height of the first storey, measured between the floor of the first storey and the ceiling of the first storey, is 3.5 metres.

(H) The vehicle access to the building may be 0 metres from the lot line abutting the street.

(I) A parking space that is not in a building or structure may be set back 0 metres from a lot line.

(J) A parking space must be set back at least 6.0 metres from a lot in the Residential Zone category.

(K) Despite regulation 200.5.1.10 (2)(A), 24 stacked parking spaces may have a minimum length of 5.09 metres and a minimum width of 2.6 metres.
(L) A minimum of 27 **parking spaces** must be provided in accordance with the following:

(i) a minimum of 25 **parking spaces** for **dwelling units** of the **building**, of which 24 **parking spaces** may be **stacked parking spaces**; and

(ii) a minimum of 2 **parking spaces** for visitors, and such **parking spaces** may be designated as shared commercial/residential visitor **parking spaces**.

(M) One Type 'C' **loading space** must be provided on the **lot**.

Prevailing By-laws and Prevailing Sections:

(N) Section 12(2) 270(a) of former City of Toronto By-law No. 438-86.

Enacted and passed on October 2, 2015.

Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)