

Authority: Toronto and East York Community Council Item TE19.10, as adopted by City of Toronto Council on November 8 and 9, 2016

## CITY OF TORONTO

### BY-LAW No. 1251-2016

#### **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 Council of the City of Toronto has the authority 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 1251-2016;
- (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 1251-2016;
- (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 1251-2016 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 storey 4 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 1251-2016 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 storeys 2 and 3 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 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 1251-2016, the terms set forth in bold type must have the same meaning as such terms have for the purposes of By-law 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**.

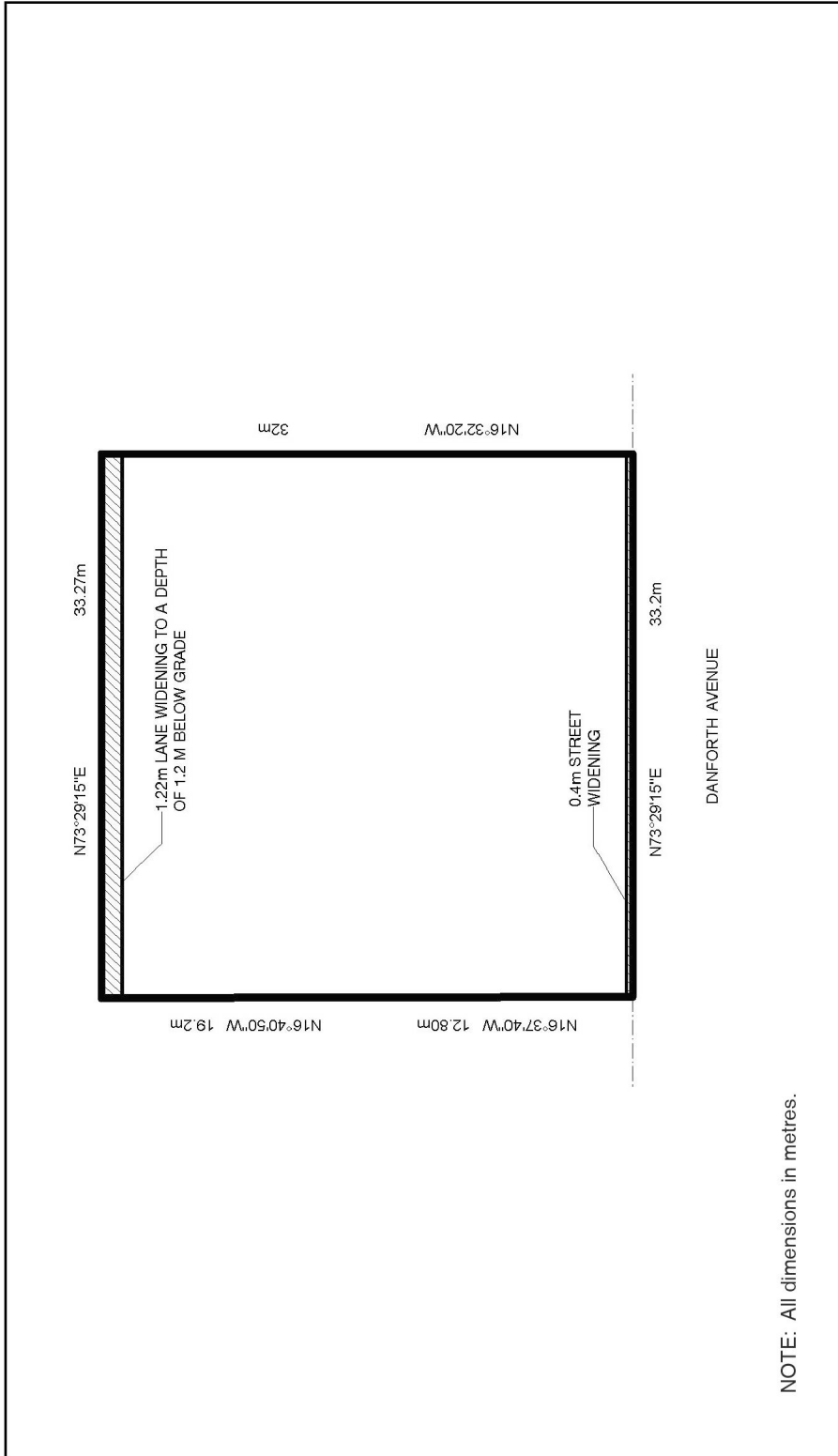
Prevailing By-laws and prevailing Sections: (None Apply)

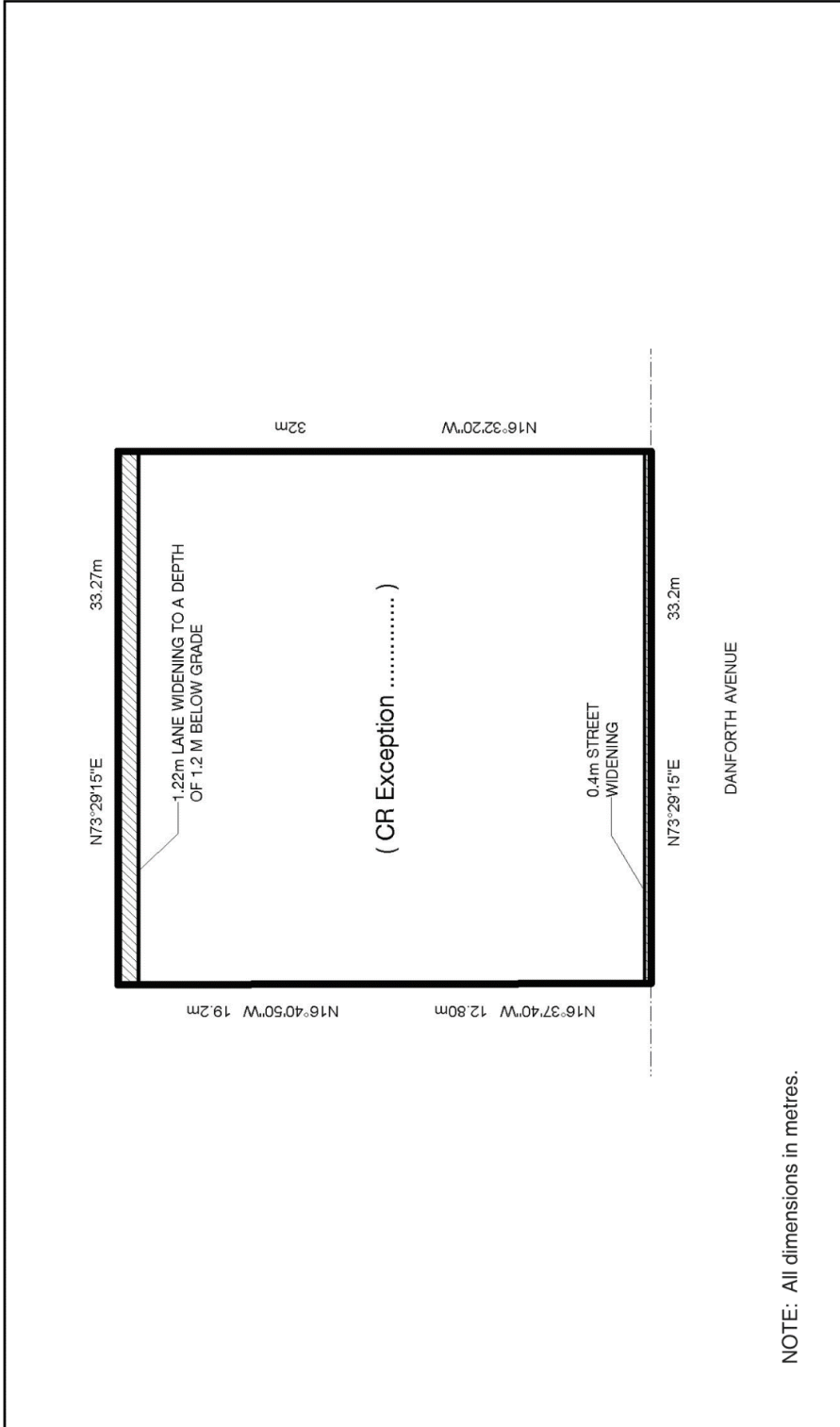
Enacted and passed on December 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



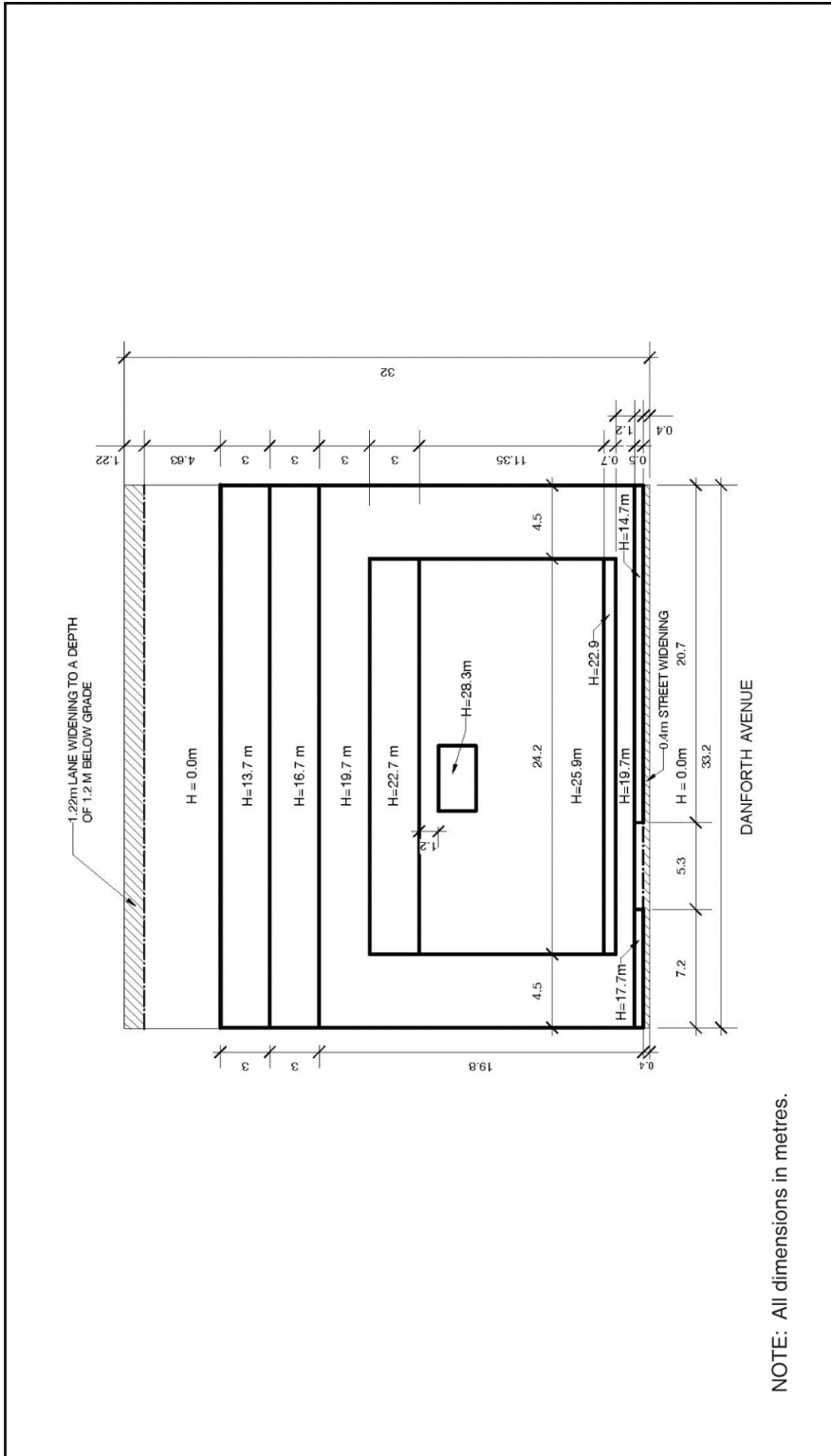


# 1030 Danforth Avenue

File # 15 120968 STE 29 0Z



City of Toronto By-Law 569-2013  
Not to Scale  
11/17/2016



NOTE: All dimensions in metres.

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