

Authority: Toronto and East York Community Council Item TE25.9, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

CITY OF TORONTO

BY-LAW 820-2017

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 1177 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 municipally known in the year 2017 as 1177 Danforth Avenue, as delineated by heavy black lines on Diagram 1 attached to and forming part of this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 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 on Diagram 1 to CR 4.2 (c2.0; r2.5) SS2 (x113) as shown on Diagram 2 attached to and forming part of this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10(113) so that it reads:

Exception CR 113

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 1177 Danforth Avenue, if the requirements of By-law 820-2017 are complied with, none of the regulations of Clause and Regulations 40.5.40.70.(1)(B), 40.10.40.1.(1), 40.10.40.10.(2)(A), 40.10.40.40(1)(A), 40.10.40.40(1)(C), 40.10.40.50(1), 40.10.40.70.(2)(A), 40.10.40.70.(2)(B)(i), 40.10.40.70.(2)(C), 40.10.40.70.(2)(E)(i), 40.10.40.70.(2)(G), 40.10.50.10.(2), 40.10.50.10.(3), 40.10.90.40.(1)(A), 40.10.90.10.(1)(C), 40.10.100.10.(1)(A), 40.10.100.10.(1)(C), 200.5.10.1.(1), 200.15.1.5.(1), 220.5.10.1.(3), 220.5.10.1.(4), 230.5.10.1.(2), 230.5.10.1.(5), 230.5.1.10.(9)(B), and 230.40.1.20.(2) apply to prevent the erection or use of a **building, structure**, addition or enlargement and uses **ancillary** thereto, permitted in By-law 820-2017, permitted in (B) through (V) below;

- (B) The height of a **building** or **structure** is measured as the distance between Canadian Geodetic Datum elevation 115.90 metres and the highest point of the **building** or **structure**, and must not exceed the height in metres specified by the numbers following the symbol "H" as shown on Diagram 3 of By-law 820-2017;
- (C) Despite (B) above, canopies, lightning rods, window washing equipment, satellite dishes, eaves, screens, landscape and ornamental features, trellises, cabanas, light fixtures, antennae, flag poles, elements of a bus stop, associated mechanical equipment overrun, elevator/stair overrun and garbage chute overruns may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 4.0 metres;
- (D) Despite (B) above, wind mitigation, heating, cooling, or ventilation equipment, roof access, solar panels, mechanical exhausts, flues, fans, chimneys, and parapets around the mechanical elements on the rooftop may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 2.0 metres;
- (E) Despite (B) above, terrace and balcony dividers/privacy screens may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 2.5 metres;
- (F) Despite (B) above, guardrails, railings, retaining walls, wheelchair ramps, roofing assembly and drainage, elements of **green roof**, parapets other than around the mechanical elements on the rooftop, cornices, balustrades, bollards, landscape and ornamental features may exceed the permitted maximum height specified by the number following the "H" symbol as shown on Diagram 3 of By-law 820-2017 by 1.5 metres;
- (G) Minimum **building** height setbacks must be provided as shown on Diagram 3 of By-law 820-2017;
- (H) Minimum **building setbacks** must be provided as shown on Diagram 3 of By-law 820-2017;
- (I) Despite (H) above, canopies, lightning rods, window washing equipment, satellite dishes, eaves, landscape and ornamental features, trellises, cabanas, lighting rods, window washing equipment, light fixtures, antennae, flag poles, and Juliette balconies may project no more than 0.6 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (J) Despite (H) above, cornices, lighting features, trellises, window sills, guardrails, balustrades, railings, vents, and balconies above a height of 14 metres may project no more than 1.5 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;

- (K) Despite (H) above, awnings, screens, landscape and ornamental elements may project no more than 3.0 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (L) Despite (H) above elements of a bus stop along Greenwood Avenue may project no more than 2.0 metres beyond the heavy lines shown on Diagram 3 of By-law 820-2017;
- (M) The total **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 7,150 square metres and:
- (i) The total **gross floor area** for residential uses must not exceed 6,400 square metres, and 92 **dwelling units**;
 - (ii) The total **gross floor area** for non-residential uses must not exceed 750 square metres;
 - (iii) No single unit with a use permitted under the non-residential uses symbolized by the letter 'c', with or without conditions, in regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), may exceed 550.0 square metres;
 - (iv) Section 4(M)(iii) does not apply to a **retail store** that sells alcohol and/or groceries as its primary purpose;
- (N) A minimum of 144 square metres of indoor **amenity space** must be provided and maintained on the lot, provided that:
- (i) an indoor, communal lounge is provided on the ground floor with a **gross floor area** of at least 42 square metres; and
 - (ii) a minimum of 2 square metres of outdoor **amenity space** per **dwelling unit** must be provided and must be adjoining or directly accessible to at least one of the rooms used as indoor **amenity space**;
 - (iii) If (i) and (ii) above are not provided, a minimum of 2 square metres of indoor **amenity space** per **dwelling unit** must be provided;
- (O) A single **loading space** – Type "G" must be provided and maintained on the same **lot** as the **building** and must only have access from Greenwood Avenue;
- (P) **Parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.5 **parking spaces** for each studio **dwelling unit**;
 - (ii) A minimum of 0.5 **parking spaces** for each 1-bedroom **dwelling unit**;

- (iii) A minimum of 0.75 **parking spaces** for each 2-bedroom **dwelling unit**;
 - (iv) A minimum of 0.75 **parking spaces** for each 3-bedroom **dwelling unit**;
 - (v) A minimum of 0.75 **parking spaces** for each 2-level **dwelling unit**;
 - (vi) A minimum of 0.06 resident visitor **parking spaces** for each **dwelling unit**;
 - (vii) No **parking spaces** are required for the non-residential **gross floor area**;
- (Q) **Bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 1.1 "long-term" **bicycle parking spaces** must be provided for each **dwelling unit**, and may be located and maintained below ground;
 - (ii) A minimum of 0.07 "short-term" **bicycle parking spaces** must be provided for each **dwelling unit**, and the spaces must be provided and maintained at **grade** and may be provided further than 30.0 metres from a pedestrian entrance to the building on the **lot**;
- (R) **Dwelling units** are not permitted on any level below **established grade**;
- (S) The **lot** is delineated by heavy lines on Diagram 1 of By-law 820-2017;
- (T) **Established grade** is 115.90 metres Canadian Geodetic Datum;
- (U) None of the provisions of this By-law shall apply to prevent a temporary sales office on the **lot**, which shall mean a **building** or **structure** used for the purpose of the sale of **dwelling units**; and
- (V) Despite any existing or future severance, partition or division of the **lot**, the provisions of this By-law applies to the whole of the **lot** as if no severance, partition or division occurred.

Prevailing By-law and Prevailing Sections:

- (A) Section 12(2)270(a) of former City of Toronto By-law 438-86

Enacted and passed on July 7, 2017.

Frances Nunziata
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

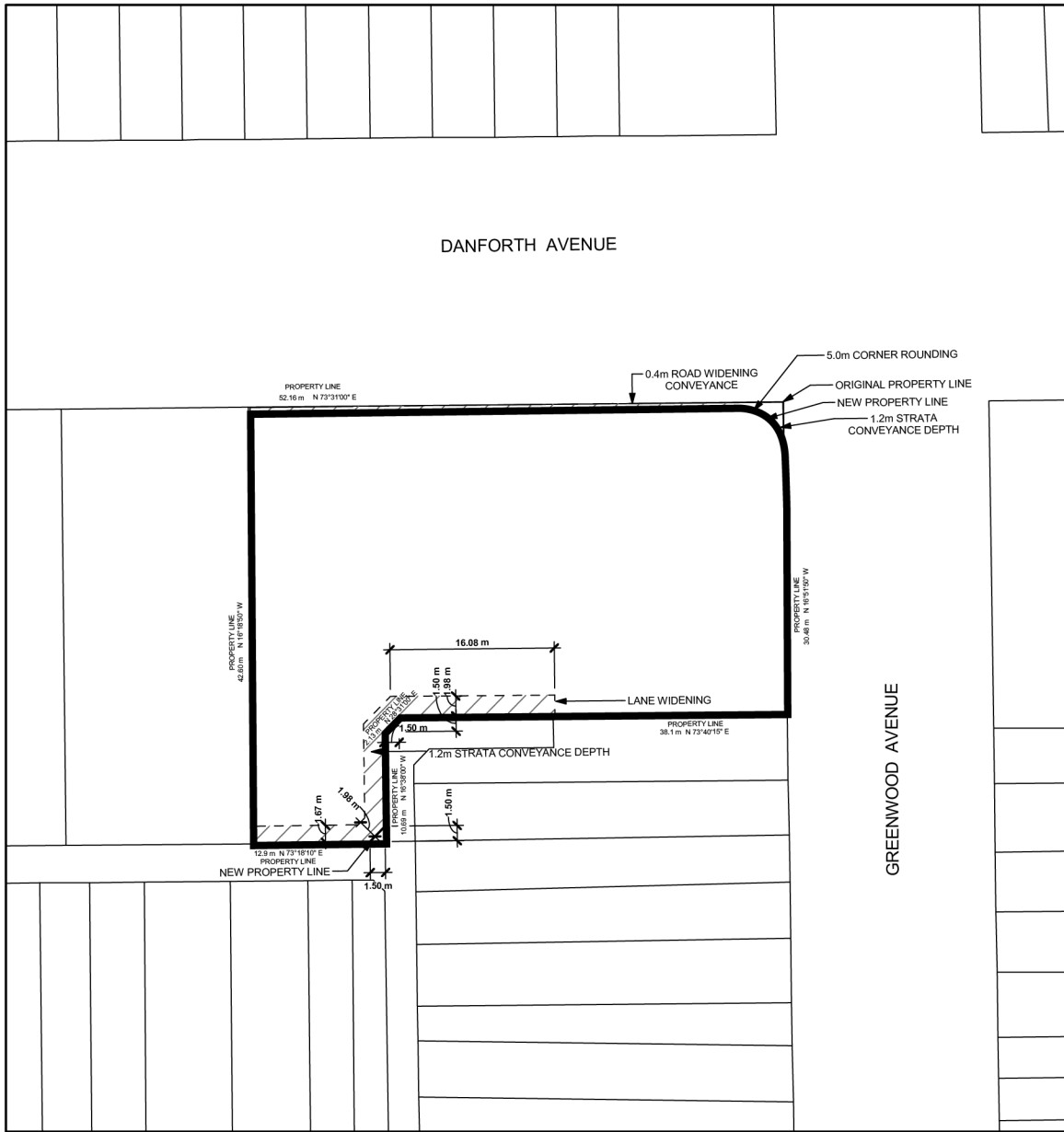

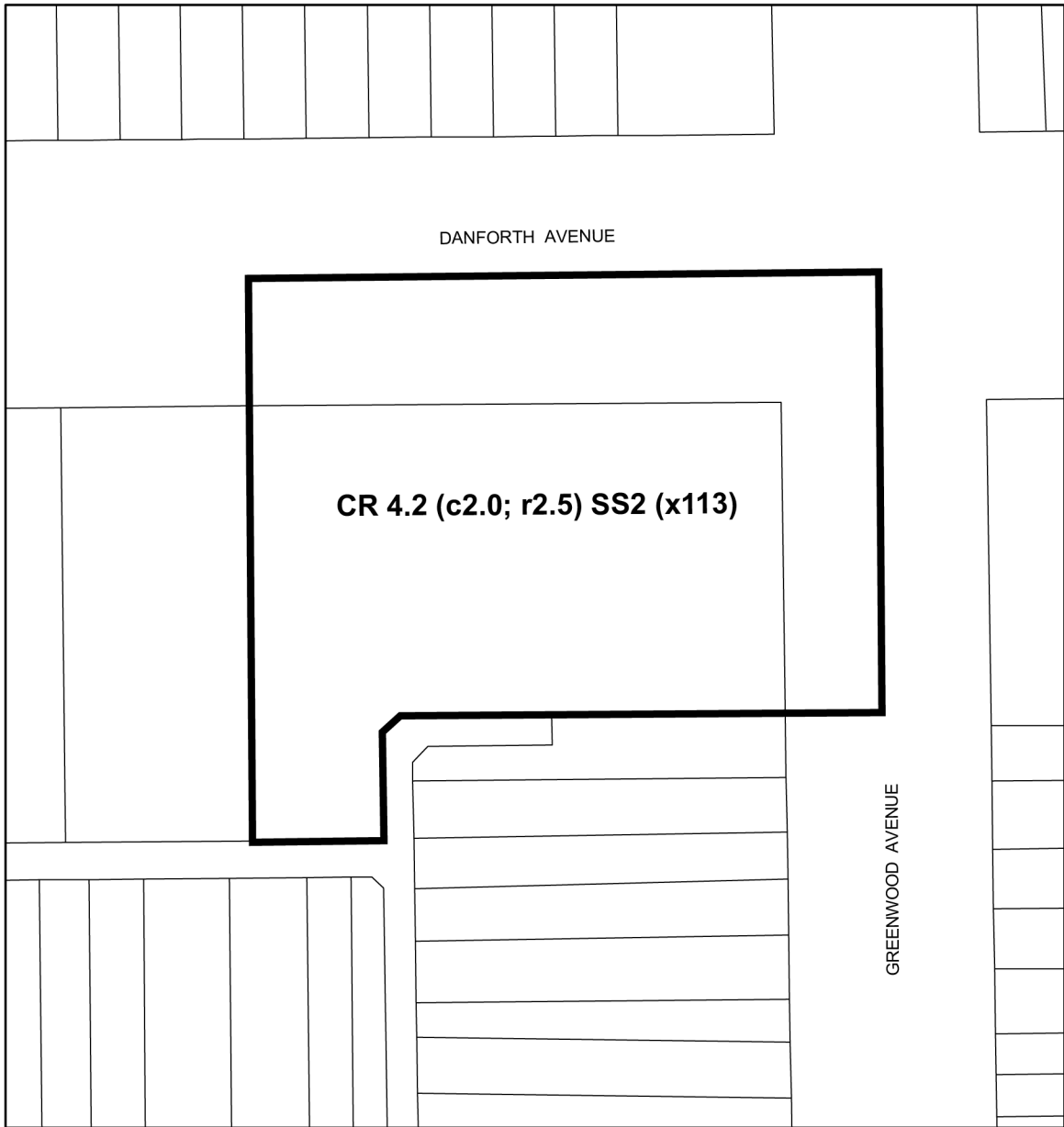



Diagram 1

1177 Danforth Avenue

File # 15 177455 STE 30 OZ

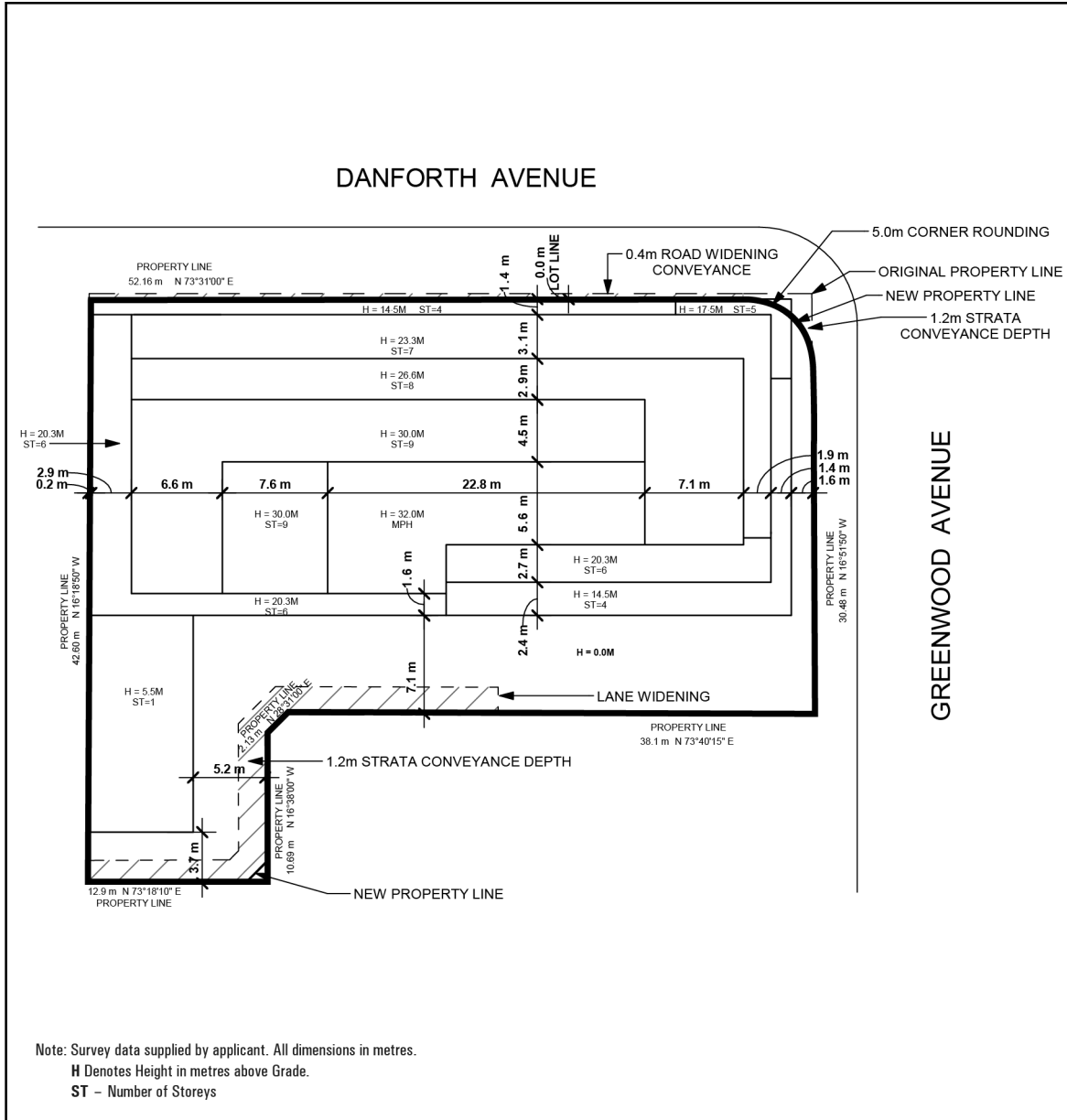

City of Toronto By-Law 569-2013
Not to Scale
6/23/2017



 **TORONTO**
Diagram 2

1177 Danforth Avenue

File # 15 177455 STE 30 OZ



1177 Danforth Avenue

File # 15 177455 STE 30 OZ


 City of Toronto By-Law 569-2013
 Not to Scale
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