

Authority: Local Planning Appeal Tribunal Decision issued on September 12, 2019, and Order issued on June 9, 2020, in Board File PL171374

CITY OF TORONTO

BY-LAW 545-2020(LPAT)

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 2433 Dufferin Street in the City of Toronto.

Whereas the Local Planning Appeal Tribunal (LPAT), pursuant to its Decision issued on September 12, 2019 and Order issued on June 9, 2020, in Board File PL171374, upon hearing an appeal under Section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend By-law 569-2013, as amended, for the City of Toronto with respect to lands municipally known in the year 2019 as 2433 Dufferin Street;

By-law 569-2013 is amended by the Local Planning Appeal Tribunal as follows:

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 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 to CR 4.8 (c0.1; r4.7) SS2 (x210), 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 210 so that it reads:

Exception CR (210)

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 2433 Dufferin Street, a **mixed-use building** is permitted in accordance with (B) to (T) below:
- (B) Despite regulation 40.10.40.10 (7)(B), the permitted maximum number of **storeys** is 8.
- (C) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** is 9,665, square metres provided that:
 - (i) the maximum residential **gross floor area** is 9465 square metres; and

- (ii) the maximum non-residential **gross floor area** is 200 square metres.
- (D) Despite regulations 40.10.40.10(2) and 40.10.40.10(7) the permitted maximum height of the **building** is the height in metres and **storeys** specified by the numbers following the "HT" and "ST" symbols on Diagram 3 attached to By-law 545-2020(LPAT).
- (E) Despite regulation 40.10.40.70(2) the required minimum **building setbacks** are as shown on Diagram 3 attached to this By-law 545-2020(LPAT).
- (F) Despite regulation 40.10.40.50(1)(C) a minimum of 250 square metres of indoor **amenity space** and 150 square metres of outdoor **amenity space** must be provided.
- (G) Despite clause 220.5.10.1 **loading spaces** must be provided as follows:
 - (i) 1 Type "G".
- (H) Despite Table 200.5.10.1 the minimum number of required **parking spaces** is as follows:
 - (i) a minimum of 70 **parking spaces** for the **dwelling units**;
 - (ii) a minimum of 15 **parking spaces** for residential visitors; and
 - (iii) no parking spaces for non-residential uses.
- (I) Despite regulation 200.5.1.10(2), 1 **parking space** may have a minimum width of 2.4 metres, a minimum length of 5.4 metres, and a minimum height of 1.7 metres without obstructions.
- (J) Despite (E) above and regulation 40.10.40.60(1), the following elements of a **building** are permitted to encroach into the required **building setbacks** shown in Diagram 3 of By-law 545-2020(LPAT) as follows:
 - (i) on the north side, 1.5 metres for terraces on the 1st (ground) **storey** only, and 0 metre for balconies above the ground;
 - (ii) on the east side, 1.5 metres for balconies on the 2nd to 7th **storeys**;
 - (iii) on the south side, 1.0 metre for terraces on the 1st (ground) **storey** and for balconies on the 2nd and 3rd **storeys**;
 - (iv) on the south side, 1.5 metres for structural columns on the 1st (ground) and 2nd **storeys** and for **structures** on the 3rd **storey** to support and screen the balconies above;

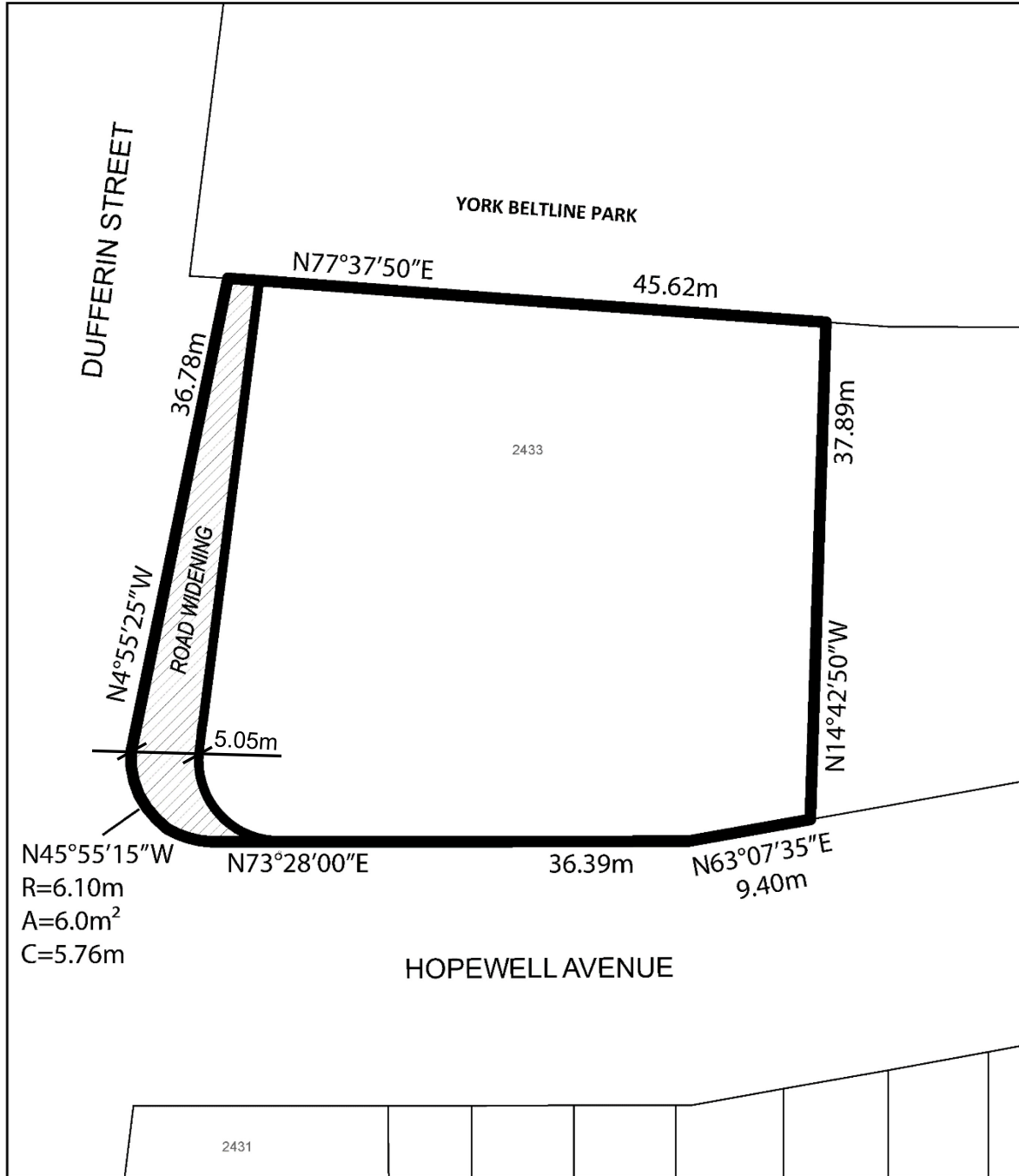
- (v) on the west side, 0.5 metre for balconies on the 2nd to 5th **storeys** and for architectural features on the 5th to 7th **storeys**; and
 - (vi) on the west side, a maximum 3 metre continuous canopy over the 1st (ground) floor.
- (K) Despite (D) above and clause 40.5.40.10, the following elements of a **building** are permitted to exceed the maximum height limits as follows:
- (i) a parapet to a maximum of 1.5 metres; and
 - (ii) roof drainage, thermal insulation or roof ballast, safety railings and fences, lighting fixtures, stair enclosures, terraces, trellises or privacy screens, located at each of the roof levels of the **building**, provided the maximum vertical distance of the **structures** do not exceed 3.0 metres.
- (L) Despite regulations 40.5.40.10 (4) and (5) equipment or **structures** used for the functional operation of the **building** and **structures** that enclose, screen or cover the equipment or **structures** and may project beyond the height limits to a maximum projection of 3.0 metres.
- (M) The required minimum height of the non-residential space on the first **storey** is 4.5 metres.
- (N) Despite regulation 40.5.40.10(1), the height of a **building** is the distance between the Canadian Geodetic Datum elevation of 172.60 metres and the highest point of the **building**.
- (O) The permitted maximum **Floor Space Index** is 4.80.
- (P) The permitted maximum number of **dwelling units** is 99.
- (Q) A minimum of 10 percent of the total number of **dwelling units** must contain three or more bedrooms.
- (R) The minimum required number of **bicycle parking spaces** is as follows:
- (i) a minimum of 107 bicycle 'long-term' **parking spaces** for the **dwelling units**;
 - (ii) a minimum of 14 bicycle 'short-term' **parking spaces** for residential visitors; and
 - (iii) a minimum of 5 **bicycle parking spaces** for non-residential uses.
- (S) Despite regulation 40.10.1.10, residential uses may be located on the ground floor level with the commercial use.

- (T) Despite regulation 40.5.40.40(3), the gross floor area of the building can be reduced by 40.5.40.40(3)(A) to 40.5.40.40(3)(I), and by floor openings located on the second floor.

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

5. The provisions of this exception apply collectively to the lands outlined by heavy black lines on Diagram 1 attached to this By-law despite any future severance, conveyance, partition, or division.

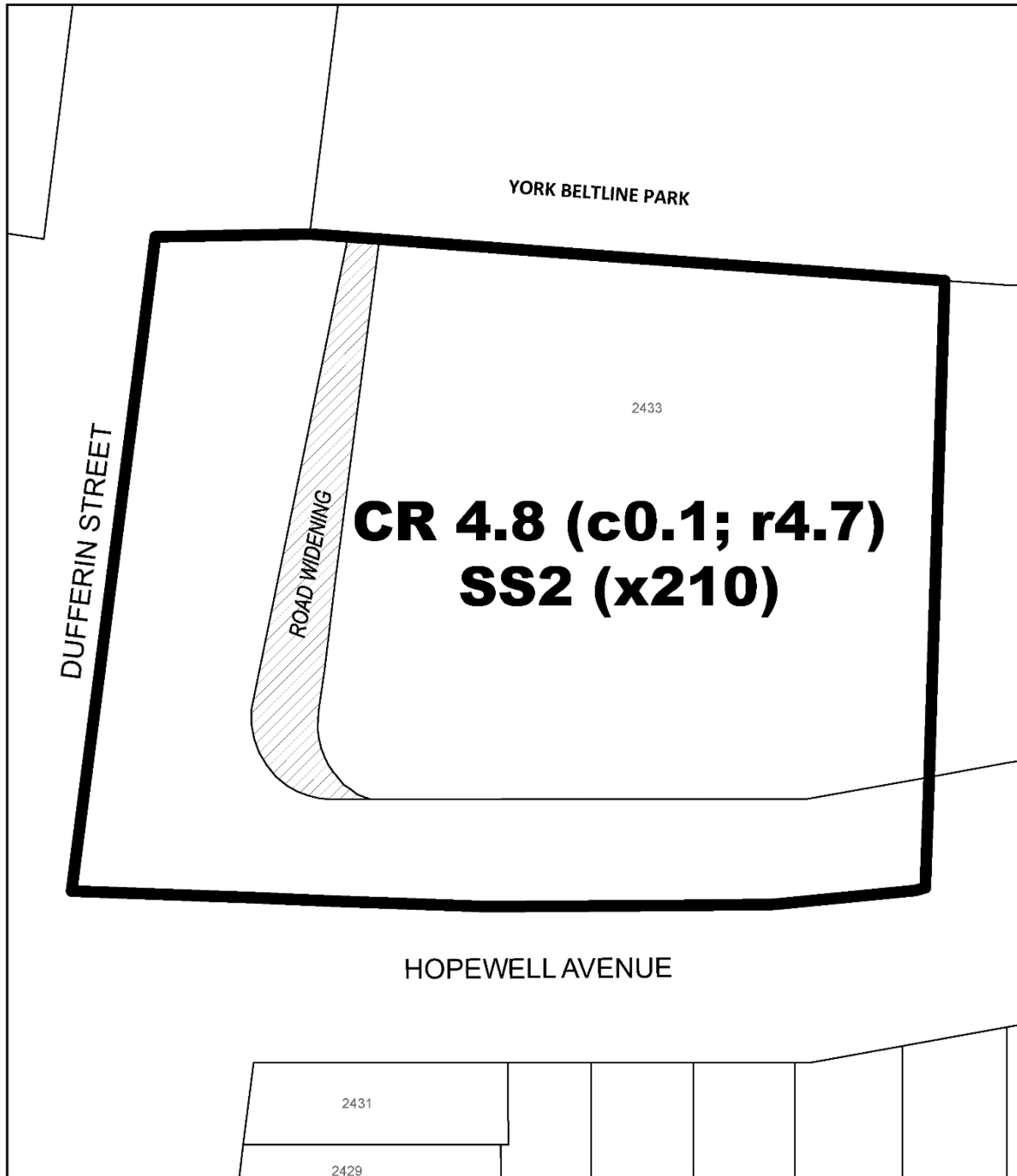
Pursuant to Local Planning Appeal Tribunal Decision issued on September 12, 2019, and Order issued on June 9, 2020, in Board File PL171374.



 **TORONTO**
Diagram 1

2433 Dufferin Street

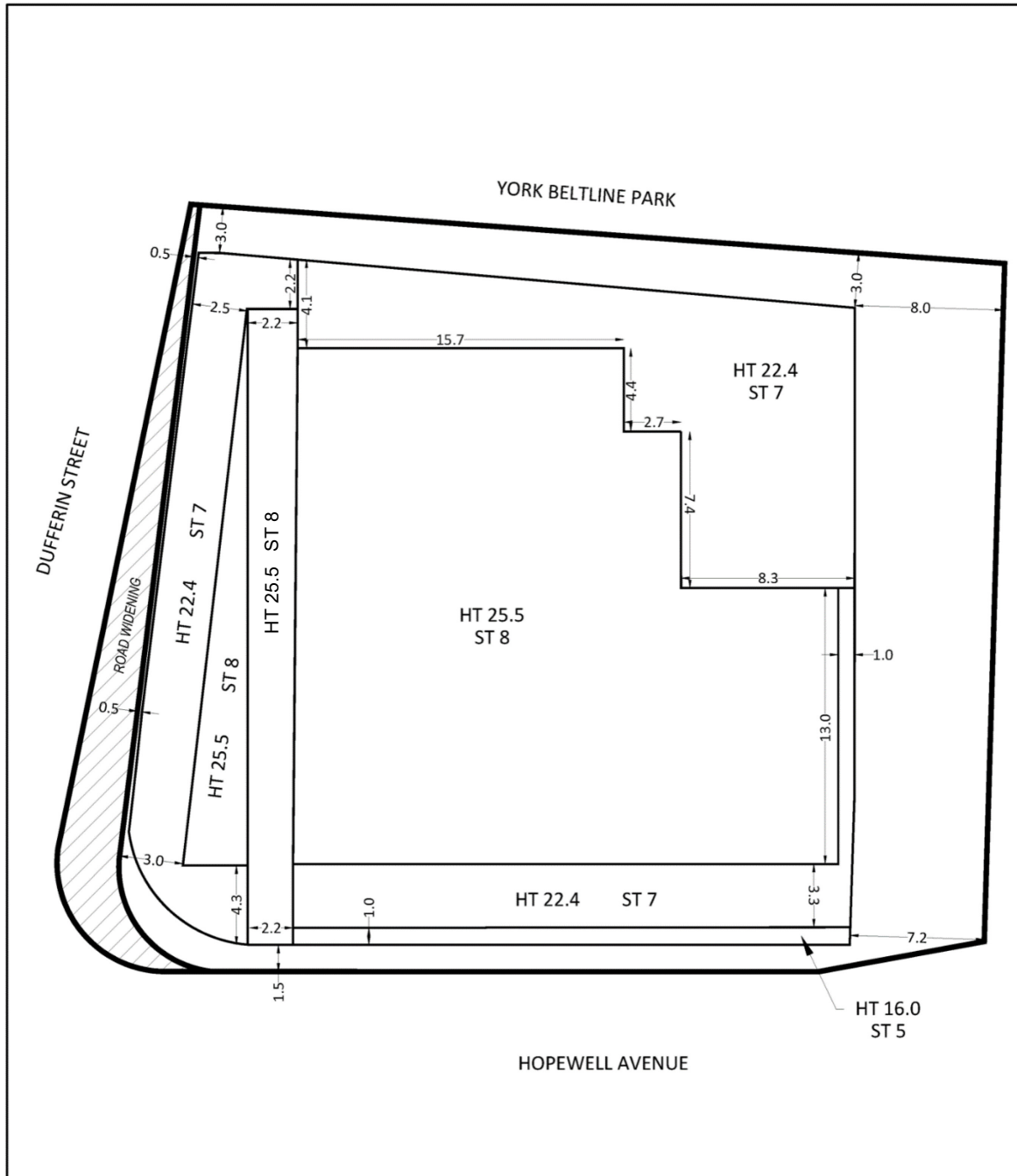
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 **TORONTO**
Diagram 2

2433 Dufferin Street


File # 14 172663 NNY 15 0Z



 **TORONTO**
Diagram 3

2433 Dufferin Street

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City of Toronto By-law 569-2013
Not to Scale
03/25/2020