

CITY OF TORONTO

BY-LAW 593-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 361 Davenport Road.

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 2.0 (c2.0; r1.5) SS2 (x577) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands, B3, as shown on Diagram 5 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 577 so that it reads:

(577) Exception CR 577

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 361 Davenport Road, if the requirements of By-law 593-2022 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 120.97 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10(4), (5), (6) and (7), the following **building** elements may exceed the maximum permitted **building** height specified on Diagram 6 of By-law 593-2022:
 - (i) terrace or balcony guards, screens and dividers, guards, guardrails, fences, retaining walls, landscape elements located on the roof used for outside or open-air recreation purposes, planters and ornamental elements to a maximum of 3.0 metres;
 - (ii) cornices, parapets, roof drainage, thermal insulation and roof ballast, balustrades, window washing equipment, **green roof** elements, vents, flues, pipes, access roof hatch and safety railings, and **structures** located on the roof used for safety or wind protection purposes, to a maximum of 3.0 metres; and
 - (iii) elevator overrun, cooling tower, stairs, stair enclosures, screens, architectural elements, heating, cooling or ventilating equipment, wall or **structure** enclosing elements, and partitions generally within the mechanical penthouse, including **structures** or parts of the **building** above the height of 24.7 metres used for functional operation of the **building**, to a maximum of 5.4 metres, as shown in Diagram 6 of By-law 593-2022;
- (D) Despite Regulation 40.10.40.10(2), the maximum permitted height of any **building** or **structure** is the height in metres specified by the number following the HT symbol as shown in Diagram 6 of By-law 593-2022;
- (E) In addition to the requirements in (C) and (D) above, the sloped portions of the roof, including elements for the functional operation of the **building**, shall not exceed the slope as indicated on Diagram 6 of By-law 593-2022;
- (F) Regulations 40.10.40.70(2)(E) and (G) regarding **angular plane** requirements do not apply;

- (G) Despite 40.10.50.10(1) and (3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along 40% of the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be provided by **vehicle** elevators with a minimum width of 2.8 metres, and must always be available for the parking and removal of a **vehicle**;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 1,510 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 1,400 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 56.0 square metres;
- (J) Despite Regulation 40.5.40.70(1) and Clause 40.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law 593-2022;
- (K) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and Article 200.15.10, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 7 **parking spaces** are required for residential uses;
 - (ii) no visitor **parking spaces** are required for any **dwelling unit** or non-residential uses;
 - (iii) no accessible **parking spaces** are required on the **lot**;
 - (iv) **parking spaces** may be provided and located in an "automated parking system";
 - (a) for the purpose of this exception, "automated parking system" means a mechanical system for the purpose of parking and retrieving cars without drivers in the **vehicle** during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated maneuvering of other **vehicles** may be required in order for cars to be parked or to be retrieved. For clarity, parking pallets will be considered as a **parking space** for the purpose of determining compliance with the requirements in City of Toronto Zoning By-law 569-2013 and relevant clauses in By-law 593-2022;
- (L) Despite Regulation 200.5.1.10(2), **parking spaces** provided within an "automated parking system" must have the following minimum dimensions:
- (i) length of 5.19 metres;

- (ii) width of 2.2 metres; and
- (iii) vertical clearance of 2.0 metres;
- (M) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 1.0 "long-term" bicycle parking spaces for each dwelling unit;
 - (ii) 0.0 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (N) Despite Regulations 230.5.1.10(4), (5), (9) and (10):
 - (i) "long-term" **bicycle parking spaces** may be provided in the form of a **stacked bicycle parking space** and must comply with the following minimum dimensions:
 - (a) vertical clearance of 1.5 metres;
 - (b) width of 0.5 metres; and
 - (c) length of 2.0 metres;
 - (ii) "long-term" **bicycle parking spaces** may be located within a secure room, enclosure or bicycle locker and may only be located at or above ground level;
 - (iii) "short-term" **bicycle parking spaces**, excluding outdoor circular/ring bicycle parking spaces, must comply with the following minimum dimensions:
 - (a) vertical clearance of 1.9 metres;
 - (b) width of 0.5 metres; and
 - (c) length of 1.9 metres;
- (O) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 56 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 6 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above may not be included in satisfying the requirements of (i) above; and

- (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (P) Despite Regulations 40.10.40.10(2), 40.10.40.10(4) and (D) above, the permitted maximum height of a temporary sales office for the purposes of the marketing, rental, and sale of **dwelling units** and non-residential uses on the lands is 4.5 metres and 1 **storey**; and
- (Q) Article 600.10.10, with respect to Building Setback Overlay District "A", does not apply.

Prevailing By-laws and Prevailing Sections:

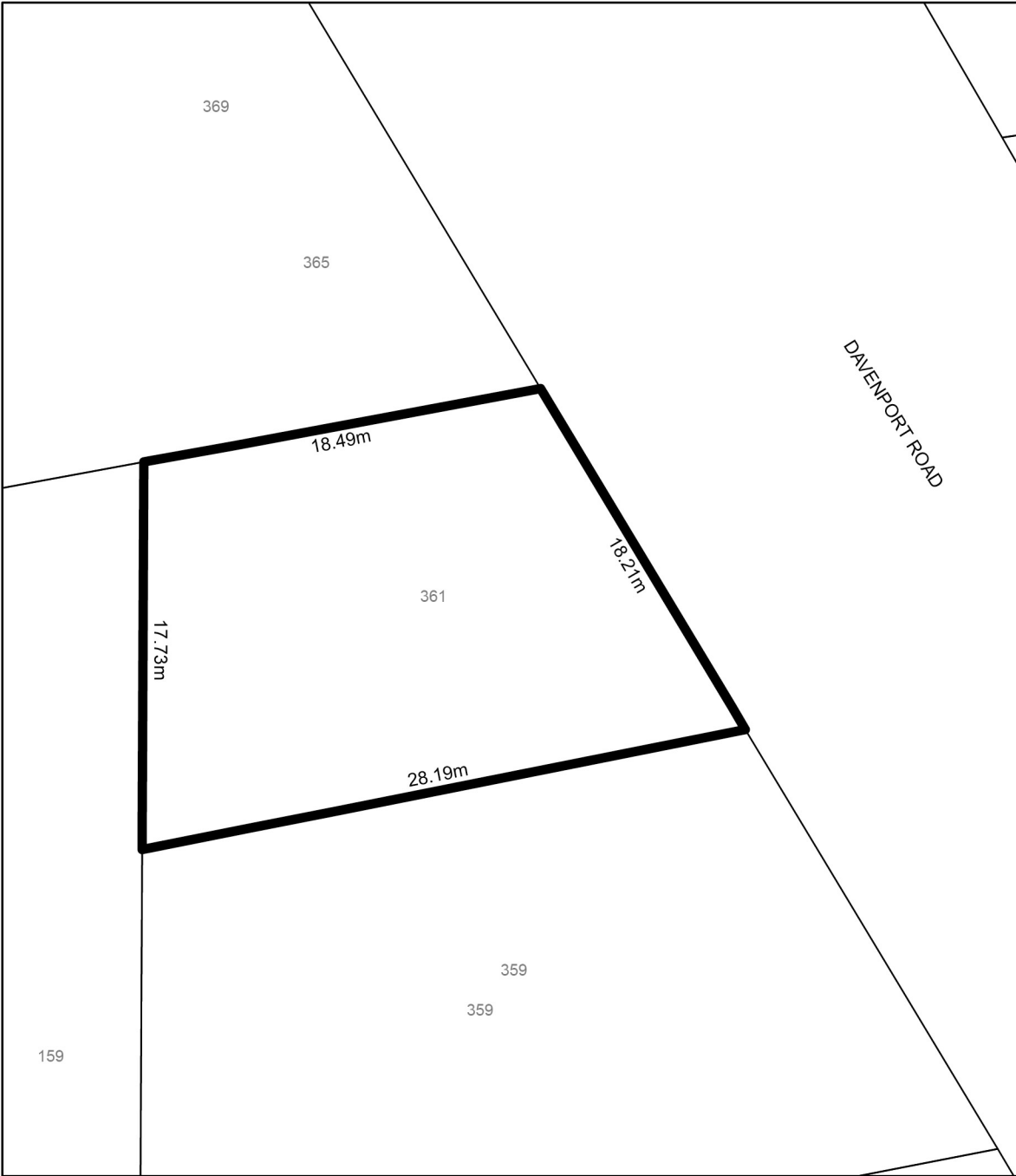
- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
 - (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
 - (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on June 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

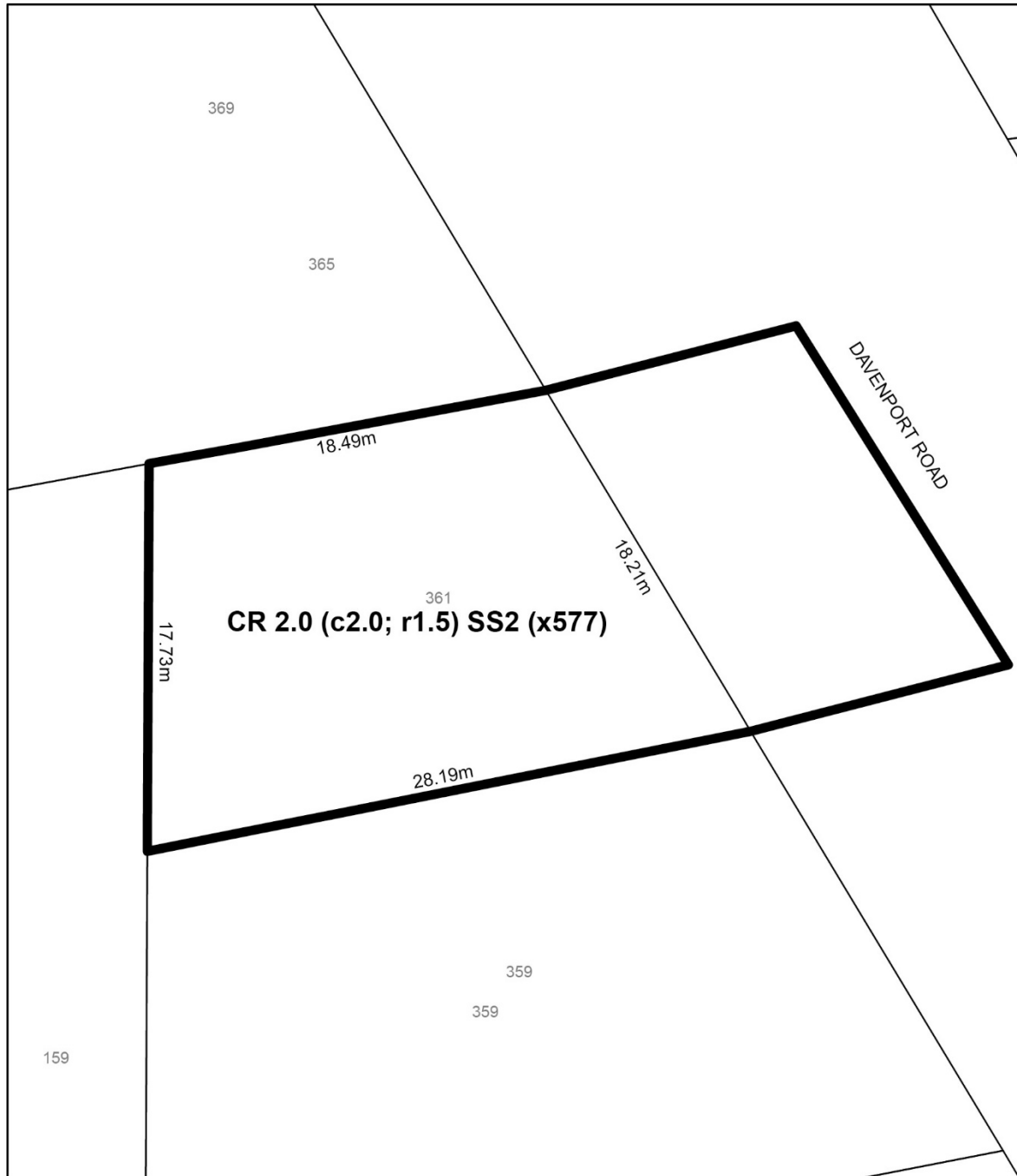
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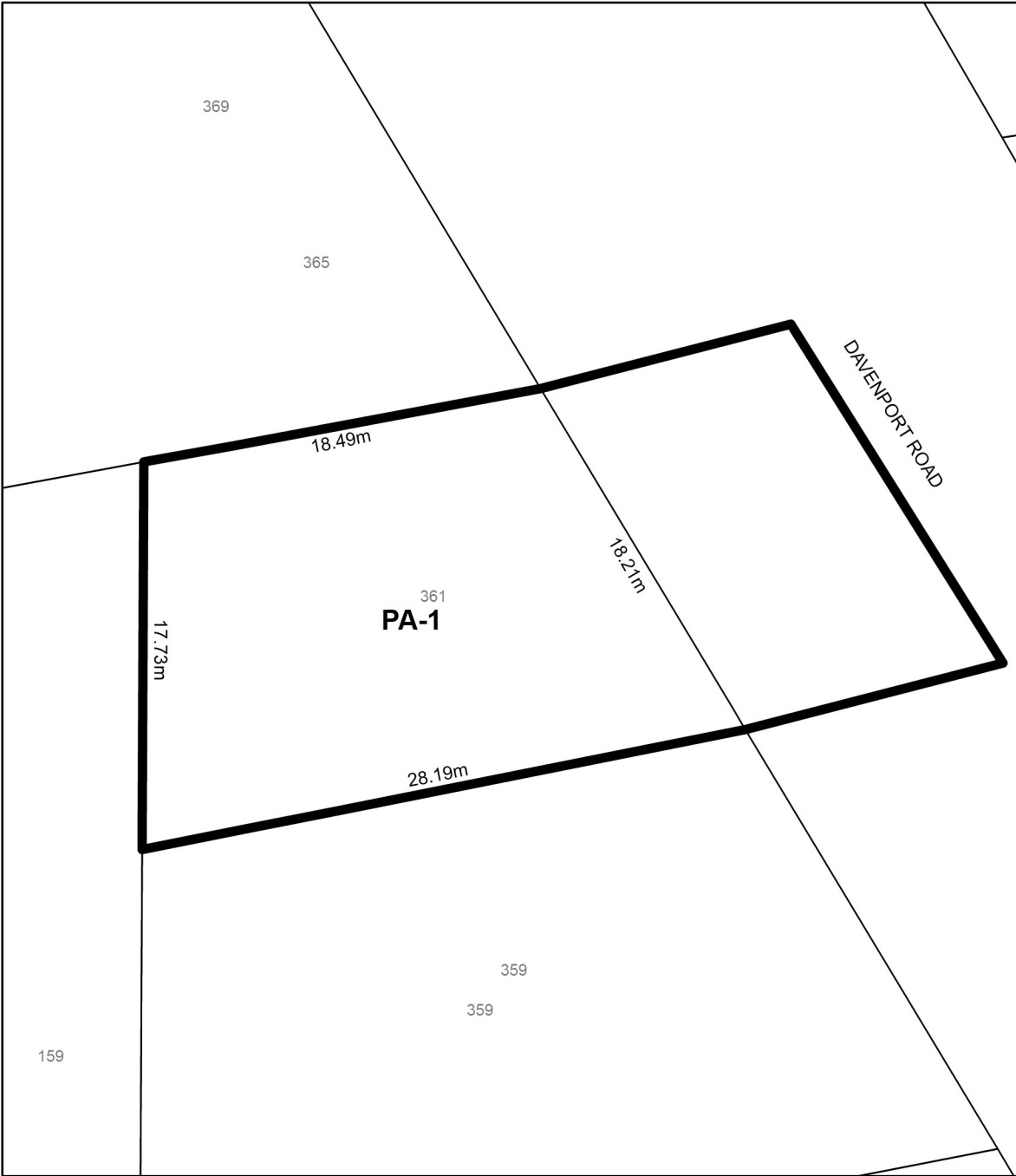


 **TORONTO**
Diagram 1

361 Davenport Road

File # 20 195008 STE 11 OZ

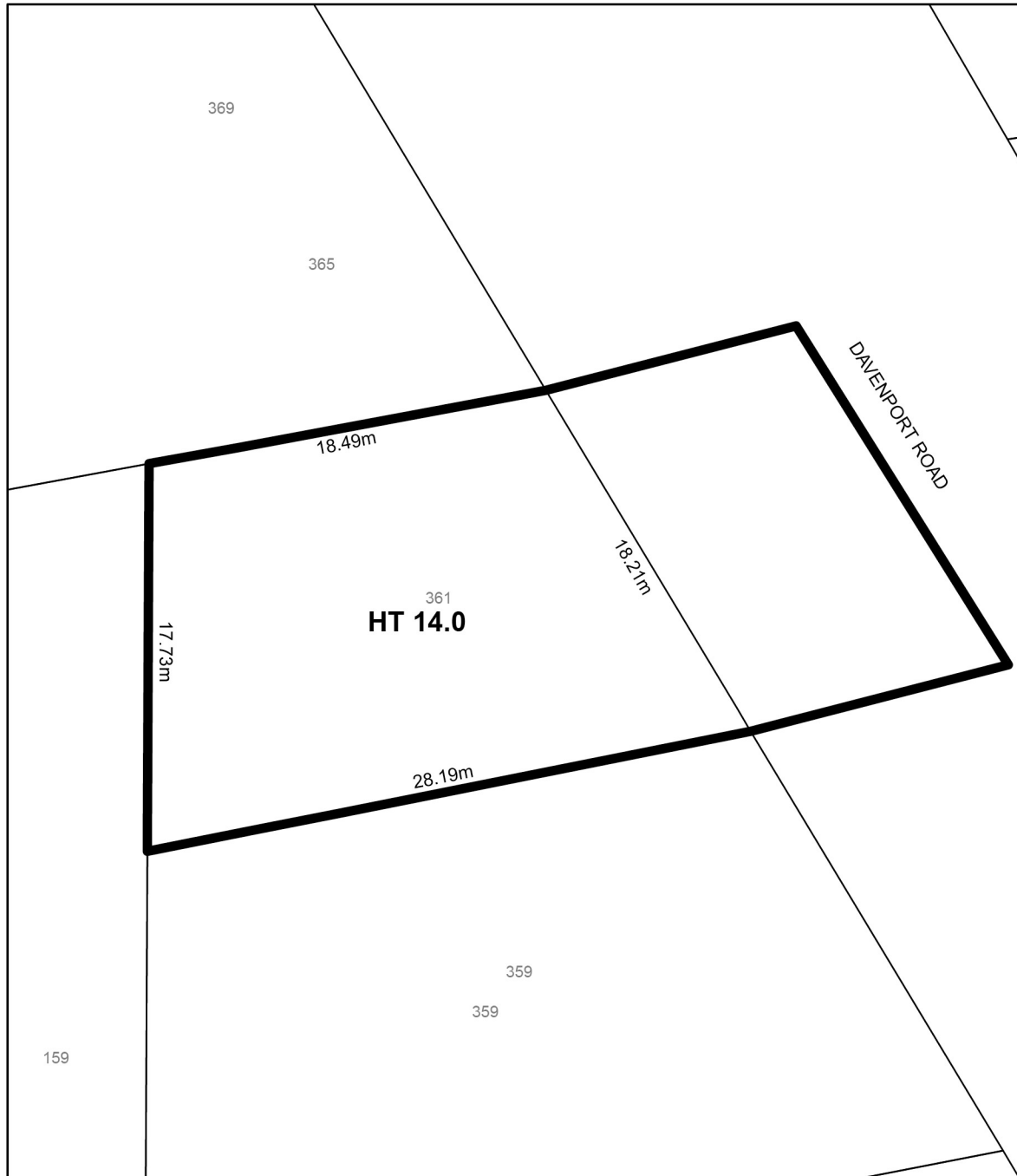




 **TORONTO**
Diagram 3

361 Davenport Road

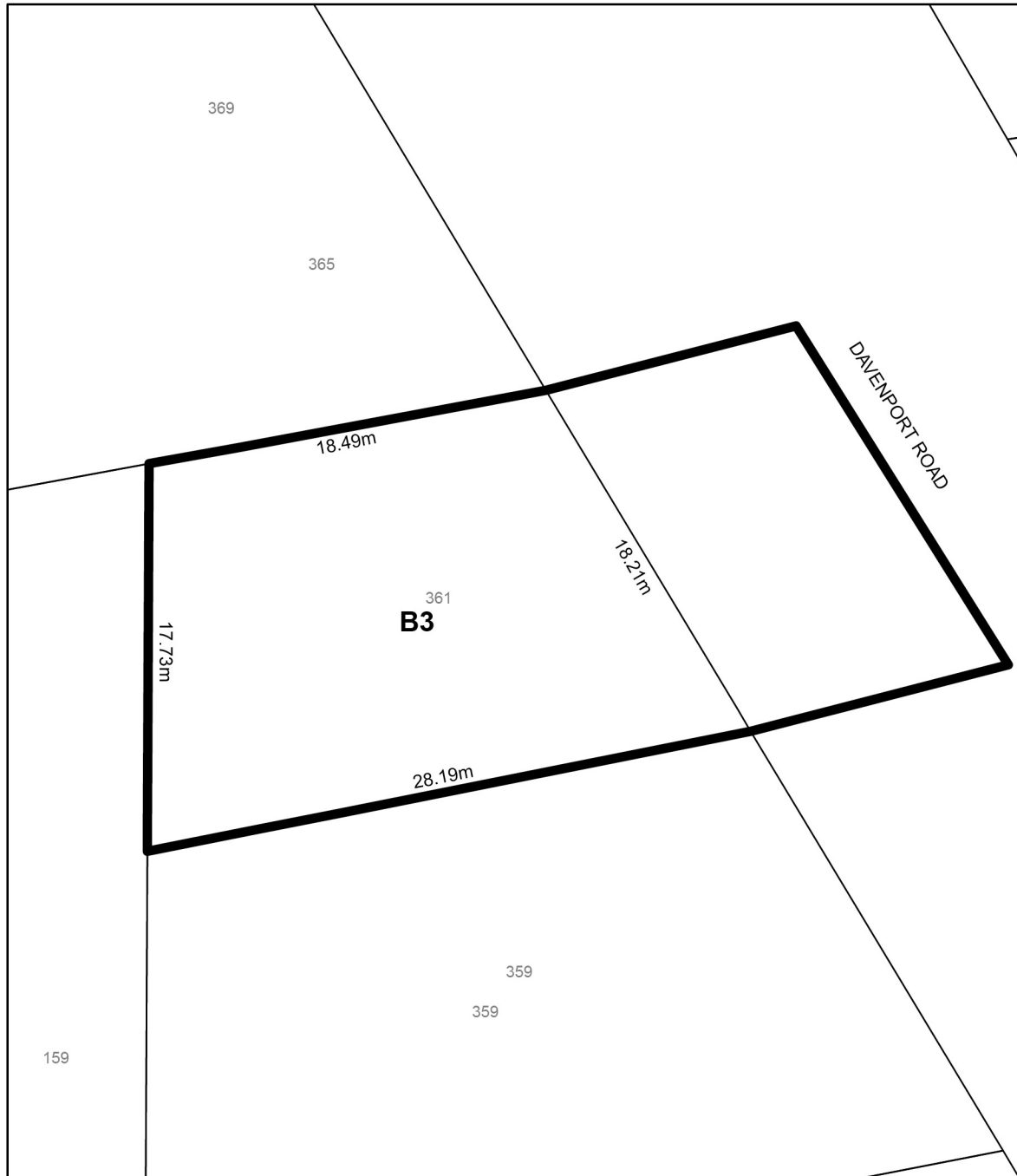
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 **TORONTO**
Diagram 4

361 Davenport Road

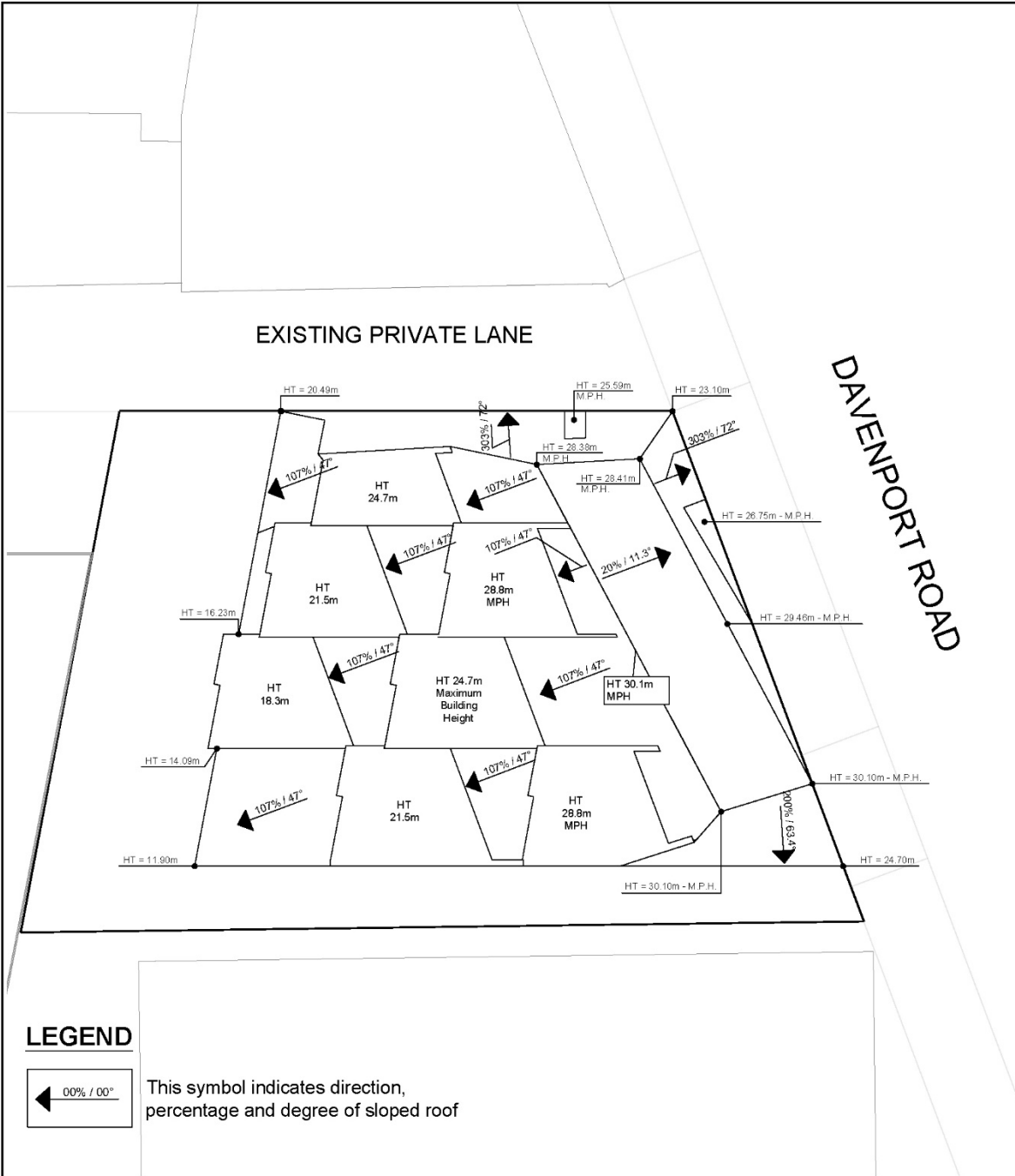
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Diagram 5

361 Davenport Road

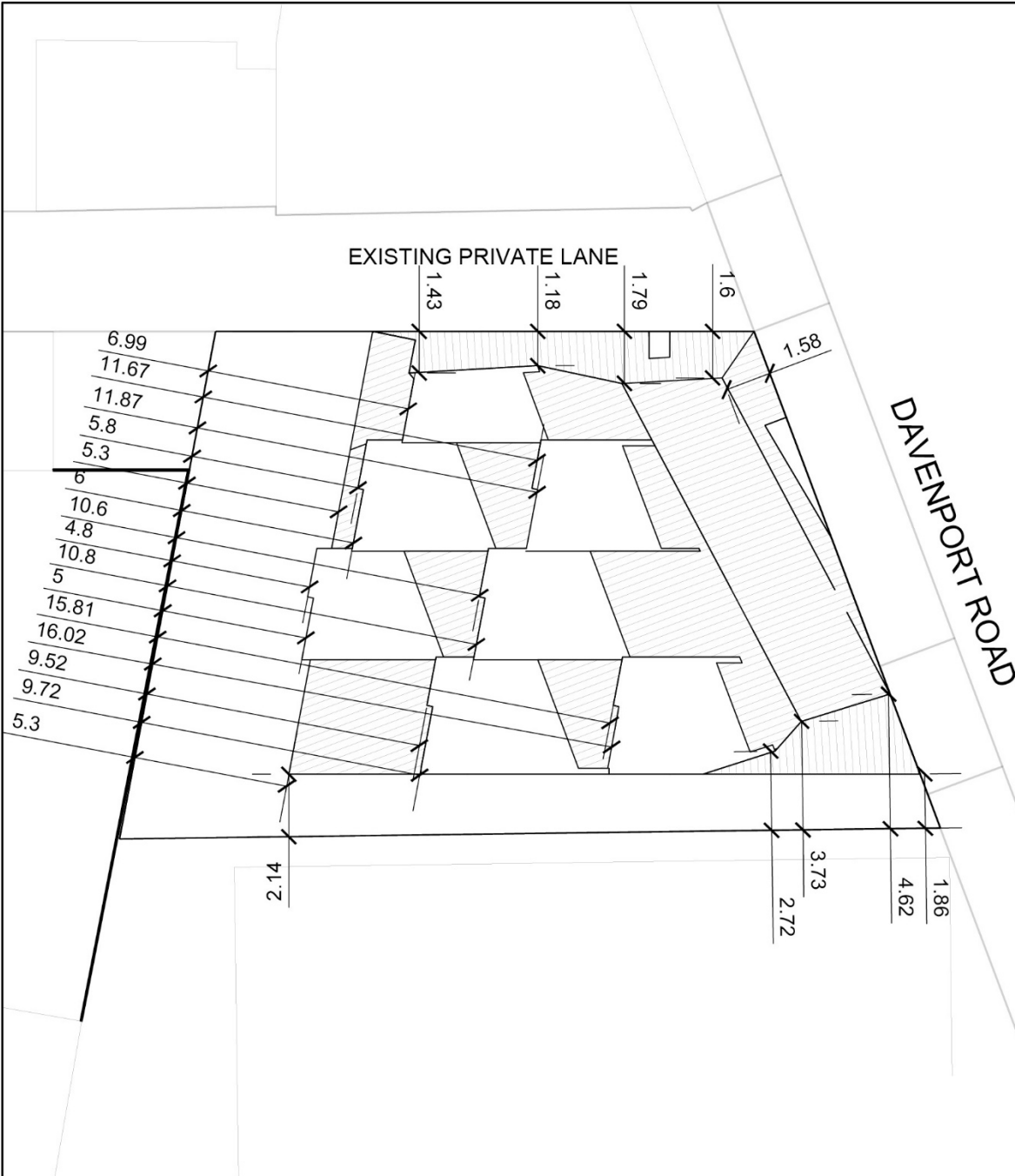
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TORONTO
Diagram 6

361 Davenport Road

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 **TORONTO**
Diagram 7

361 Davenport Road

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