

Authority: Toronto and East York Community Council
Item TE21.4, as adopted by City of Toronto Council on
December 16, 17 and 18, 2020

CITY OF TORONTO

BY-LAW 822-2022

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to the lands municipally known as 15 Devonshire Place and 6 Hoskin Avenue.

Whereas authority is given to Council by 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. Section 12(2)310 of By-law 438-86 is further amended by deleting from paragraph (b)(1) the number "1,930" and substituting the number "1,643".
2. Map 24 in Section 12(2)310 of By-law 438-86 is deleted and replaced with Map 2 attached to and forming part of this By-law.
3. None of the provisions of Section 2(1) with respect to the definitions of *grade*, *height* and *lot* and Sections 4(2)(a), 4(5), 4(8), 4(11), 4(12), 8(2)5, 8(2)7(a)(ii), 8(3) Parts I and II, 12(1)420, 12(2)309, 12(2)310(a) and 12(2)310(b) of By-law 438-86 of the former City of Toronto being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection or use of a *mixed-use* building on the *lot* provided that:
 - a. the *lot* consists of those lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - b. the maximum combined *residential gross floor area* and *non-residential gross floor area* shall not exceed 19,500 square metres;
 - c. the *height* of any building or structure or portion thereof does not exceed the *height* limit specified by the numbers following the symbol "H", shown on Map 2, with the exception of the following:
 - i. covered outdoor walkway, eaves, screens, stairs and stair enclosures, roof drainage, window washing equipment, lightning rods, light fixtures, architectural features, elevator overruns, renewable energy facilities, solar panels, landscaping and elements of a green roof, planters, trellises, fences, and railings, up to a maximum *height* of 4.0 metres;

- d. no portion of any building or structure erected on the *lot* and used above *grade* is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, except for the following:
 - i. the structures, elements and enclosures set out in 3.c.i. above, cornices, eaves, vents, canopies, awnings, skylights, ornamental elements, landscape elements, retaining walls, and stairways;
 - e. a minimum of 4,300 square metres of *landscaped open space* shall be provided on the *lot*;
 - f. zero *parking spaces* shall be provided on the *lot*;
 - g. a minimum of 48 *bicycle parking spaces – occupant*, which may include *stacked bicycle parking spaces*, shall be provided on the *lot*;
 - h. a minimum of 56 *bicycle parking spaces – visitor* shall be provided on the *lot*;
 - i. a minimum of one *shower-change facility* shall be provided on the *lot*;
 - j. one *loading space – type C* shall be provided on the *lot*; and
 - k. the provisions of the By-law shall continue to apply to the lands shown on Map 1 attached hereto, notwithstanding their division into one or more parcels.
4. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:
- a. "*grade*" shall mean 112.72 metres Canadian Geodetic Datum;
 - b. "*height*" shall mean the vertical distance between *grade* and the upper limit specified by the numbers following the symbol "H" as shown on Map 2, attached to and forming part of this By-law, except for those elements prescribed by this By-law;
 - c. "*lot*" shall mean the parcel of land outlined by heavy lines on Map 1 attached to and forming part of this By-law;
 - d. "*stacked bicycle parking space*" shall mean a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces* with the following minimum dimensions:
 - i. horizontal width of 0.6 metres;
 - ii. horizontal length of 1.8 metres; and
 - iii. vertical dimension height of 1.2 metres.

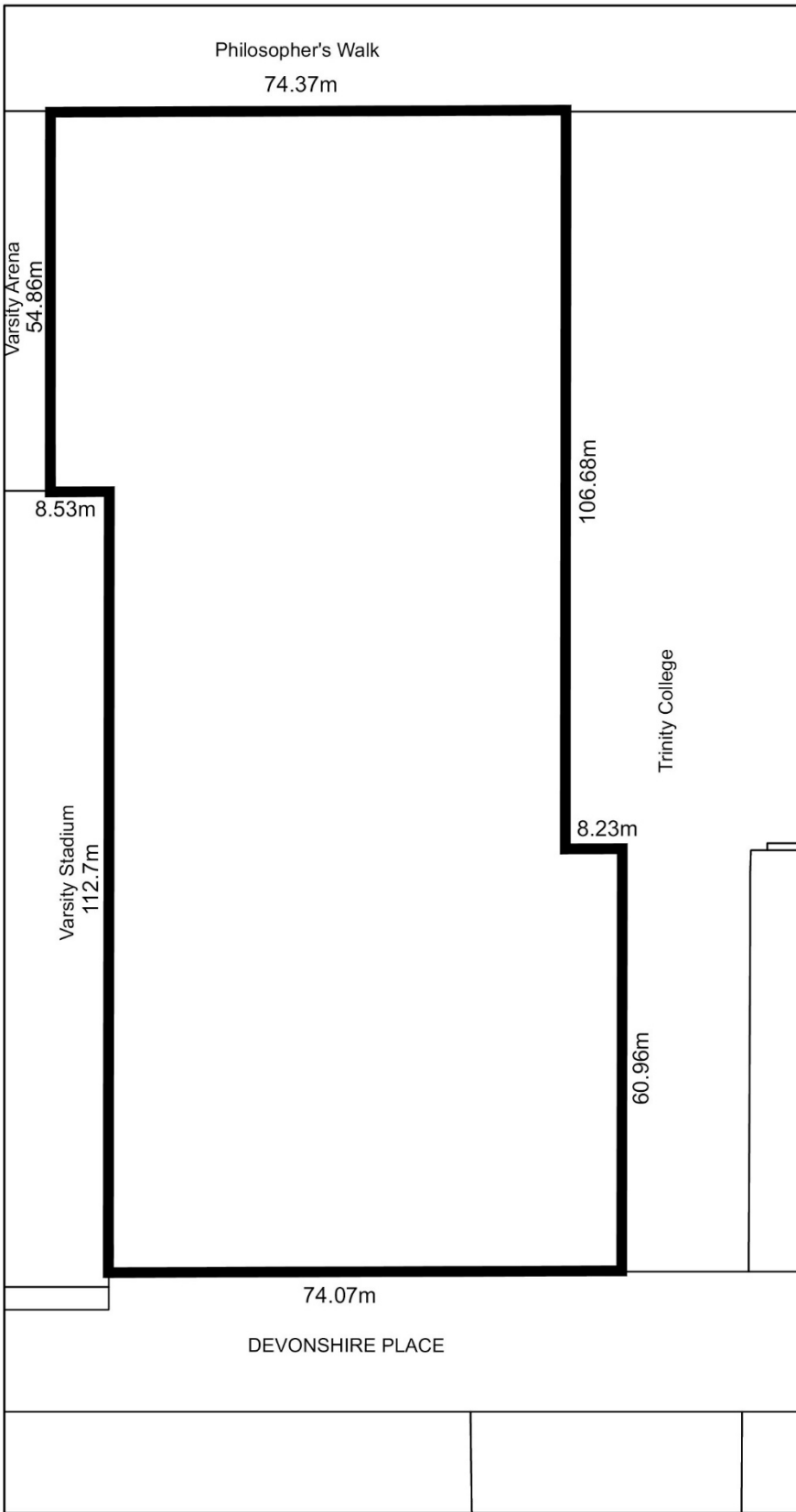
5. Within the lands shown on Map 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the *lot* line and the following provisions are complied with:
- a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



**15 Devonshire Place
and 6 Hoskin Avenue**

File # 19 125840 STE 11 OZ



City of Toronto By-law 438-86
Not to Scale
11/16/2020

