

Authority: Toronto and East York Community Council
Item TE14.4, as adopted by City of Toronto Council on
May 28, 2020
City Council voted in favour of this by-law on March 21,
2024
Written approval of this by-law was given by Mayoral
Decision 9-2024 dated March 22, 2024

CITY OF TORONTO

BY-LAW 241-2024

To amend former City of Toronto Zoning By-law 438-86, as amended, and Site Specific Zoning By-law 1182-2010 with respect to lands within Building 15 of the Davenport Village Area and municipally known in the year 2019 as 30 Powerhouse Street.

Whereas Council of the City of Toronto has the authority to 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. This by-law applies to the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law.
2. Except as otherwise provided herein, the provisions of By-law 438-86 and By-law 1182-2010 shall continue to apply.
3. In the event of a conflict between this By-law and any other By-law, the provisions of this By-law apply.
4. By-law 438-86, as amended, is further amended by amending the zone label on Map 48J-322 respecting the lands outlined by heavy black lines on Map 1 from a zone label of I3 D3 to a zone label of R2 Z0.6 as shown on Map 2 attached to this By-law.
5. None of the provisions of Section 2(1) with respect to the definition of *grade*, *height*, *owner* and *lot* and Sections 4 (2)(a), 4(11), 4(12), 4(16), 6(1)(a), S 6 (3) PART I, S 6 (3) PART II S. 1, 2, 3 4, 5, 6, 7 and 8, S 6 (3) PART III, S 6 (3) PART IV 1 (e), (2), (3) and (4), 6 (3) Part VI, 6 (3) PART VII, 6(3) PART IX and PART XI 1(a) of the aforesaid By-law 438-86, as amended, shall apply, to prevent the erection and use of a building on Block A of by By-law 1180-2010, as shown on Map 1 attached hereto and forming part of this by-law provided that:
 - a) The *lot* comprises the lands delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - b) Powerhouse Street shall be the front lot line;

- c) Notwithstanding the provisions of By-law 1182-2010, the setbacks shown on Map 3 attached to and forming part of this By-law shall apply and the minimum yard setbacks for all buildings and structures in metres shall be as follows:
 - i. front yard setback is 3.3 metres;
 - ii. side yard setback (east side) is 2.5 metres;
 - iii. side yard setback (west side) is 0 metres; and
 - iv. north yard setback is 8.8 metres.

- d) Notwithstanding the *height* and *minimum lot frontage* shown on Map 48J-322, the *height* and *minimum lot frontage* shown on Map 3 attached to and forming part of this By-law shall apply;

- e) Notwithstanding Section 11(4) of By-law 1182-2010, no portion of any *building* or structure on the lot shall have a *height* in metres greater than the *height* limits specified by the numbers following the symbol H on Map 3 attached to and forming part of this By-law;

- f) A mezzanine shall not constitute a storey;

- g) The following uses are permitted on the lot:
 - i. *apartment building*;
 - ii. *retail store* on the ground floor;
 - iii. *office*;
 - iv. *data processing establishment*; and
 - v. *software design and development establishment*.

- h) The total combined residential gross floor area and non-residential gross floor area for the lot shown on Map 1 attached to and forming part of this bylaw, shall be a maximum of 3,695 square metres of which:
 - i. a maximum of 3,695 square metres may be used for residential gross floor area; and
 - ii. a maximum of 2,846 square metres may be used for non-residential gross floor area, of which a maximum of 200 square metres may be used for retail store;

- i) The maximum number of residential apartment dwelling units is 35 of which:

- i. a minimum of 25 percent of all the units on the lot are 2 bedroom or larger; and
 - ii. a minimum of 10 percent of the units on the lot are 3 bedroom.
- j) A minimum of 2 square metres per dwelling unit of common indoor and outdoor amenity space must be provided;
- k) Notwithstanding Section 10 of By-law 1182-2010, parking may be provided off site provided the following minimum parking rates apply:
 - i. Apartment
 - a. Resident Parking – 0.63 spaces per dwelling unit; and
 - b. Visitor Parking – 0.2 spaces per dwelling unit.
 - ii. *Office, data processing establishment, or software design and development establishment*
 - a. 1.19 spaces per 100 square metres gross floor area.
- l) One Type G loading space shall be provided with a minimum:
 - i. length of 13.0 metres;
 - ii. width of 4.0 metres; and
 - iii. vertical clearance of 6.1 metres.
- m) Bicycle parking must be provided and maintained on the lot in accordance with the following rates:
 - i. A minimum of 0.90 long-term bicycle parking spaces per dwelling unit;
 - ii. A minimum of 0.10 short-term bicycle parking spaces per dwelling unit;
 - iii. A minimum of 0.2 long-term bicycle parking spaces per 100 square metres of interior floor area used for office, data processing establishment or software design and development establishment uses;
 - iv. A minimum of 0.2 short-term bicycle parking spaces per 100 square metres of interior floor area used for office, data processing establishment or software design and development establishment uses;
 - v. A minimum of 0.2 long-term bicycle parking spaces per 100 square metres of interior floor area used for retail store;

- vi. A minimum of 0.3 short-term bicycle parking spaces per 100 square metres of interior floor area used for retail store; and
 - vii. For all uses, if the calculation of the minimum bicycle parking spaces results in a fraction, the number required must be rounded up.
- n) Bicycle parking spaces must comply with the following dimensions:
- i. the minimum dimension of a bicycle parking space is:
 - a. minimum length of 1.8 metres;
 - b. minimum width of 0.6 metres; and
 - c. minimum vertical clearance from the ground of 1.9 metres.
 - ii. the minimum dimension of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device is:
 - a. minimum length or vertical clearance of 1.9 metres;
 - b. minimum width of 0.6 metres; and
 - c. minimum horizontal clearance from the wall of 1.2 metres.
 - iii. if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.
- o) An area used to provide bicycle parking spaces must have a vertical clearance of:
- i. 2.4 metres if it is a stacked bicycle parking space; and
 - ii. 1.9 metres in all other cases.
- p) If a building has uses, other than dwelling units, for which a long term bicycle parking space is required, shower and change facilities must be provided for each gender at the following rates:
- i. none if less than 5 required "long term" bicycle parking spaces; and
 - ii. 1 for 5 to 60 required "long term" bicycle parking spaces.
6. No person shall use any land or erect or use any building or structure within the lot 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;

- b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and
 - c) None of the provisions of this By-law shall apply to prevent the use of the land or the erection of a building or structure within the lot prior to the completion of any realignment and reconstruction of Brandon Avenue and all associated water mains and sanitary sewers, and appropriate appurtenances in such local road.
7. For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86 of the former City of Toronto, as amended, with the exception of the following:
- a) "grade" means the geodetic datum elevation of 124.21 metres; and
 - b) "lot" means those lands delineated by heavy black lines on the attached Map 1, solely for the purposes of setting out setbacks.

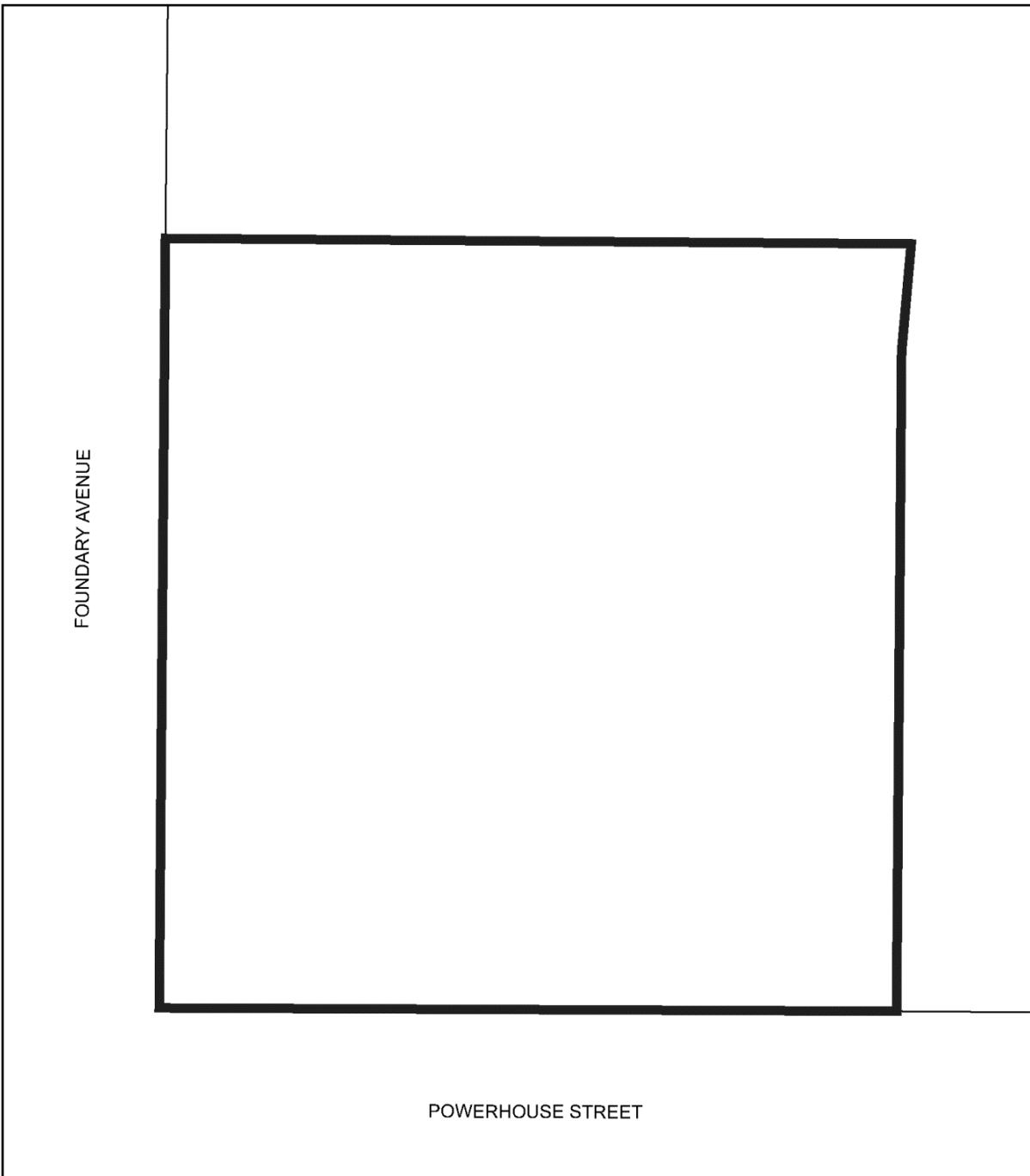
Enacted and passed on March 22, 2024.

Frances Nunziata,
Speaker

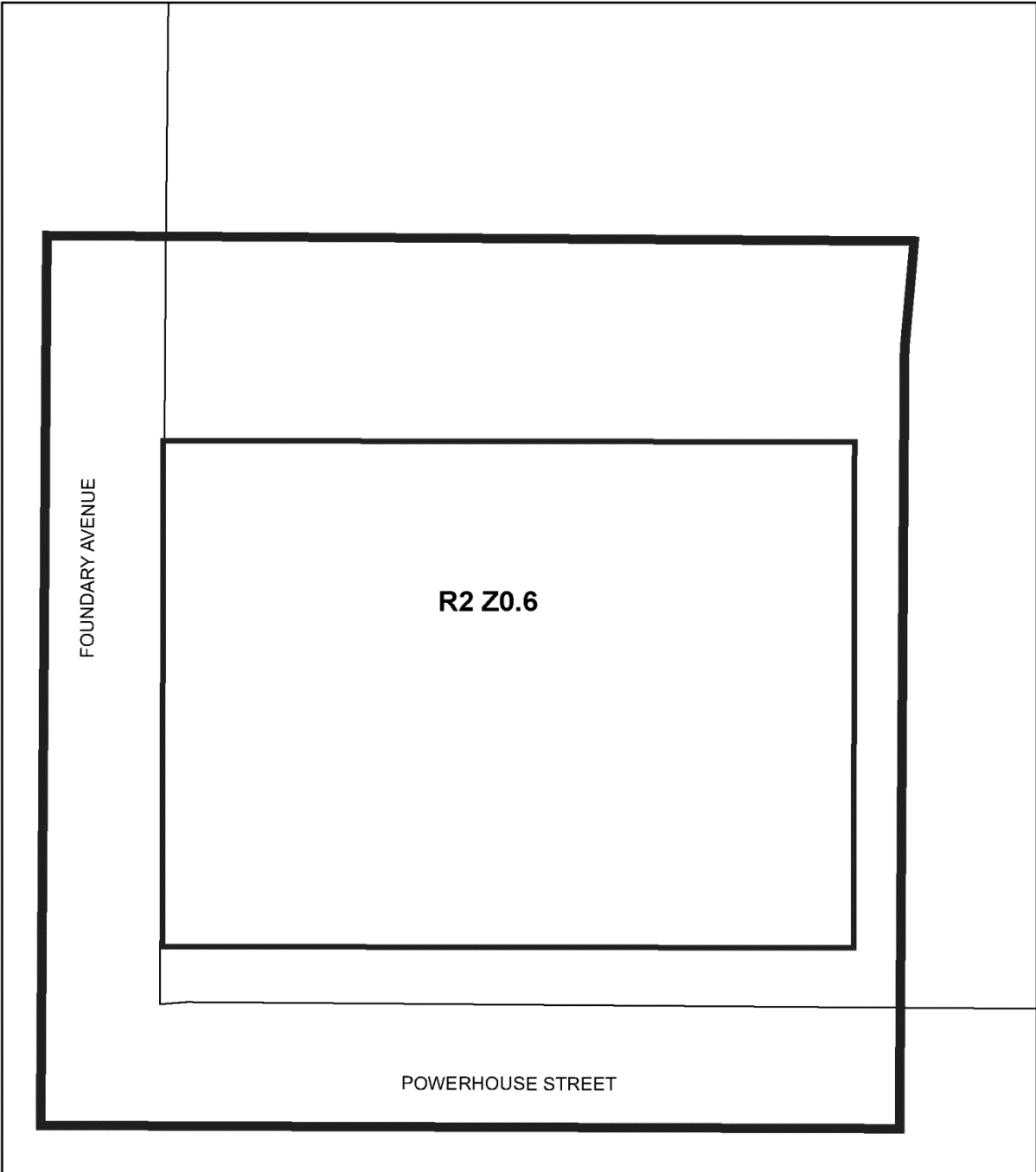
John D. Elvidge,
City Clerk

(Seal of the City)

Map 1



Map 2



Map 3

