

Authority: Toronto and East York Community Council
Item TE17.8, adopted as amended by City of Toronto
Council on November 13 and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1212-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 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, as amended;

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, as amended, 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 from the zone labels of CR 3.0 (c2.0; r2.5) SS2 (x2219) and R (d0.6) (x322), to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x1048) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1048 so that it reads:

(1048) Exception CR (1048)

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 lands municipally known as 985 Woodbine Avenue and 2078, 2086, 2100, 2102 and 2106 Danforth Avenue, if the requirements of By-law 1212-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (AA) below;

- (B) For the purposes of regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Danforth Avenue;
- (C) Despite regulation 150.45.40.1(1), a **day nursery** in an **apartment building** may be on the first and second **storeys**;
- (D) 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 129.10 metres and the elevation of the highest point of the **building** or **structure**;
- (E) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1212-2024;
- (F) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the average elevation of the ground along the **front lot line** and the floor of the second storey is 3.3 metres;
- (G) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1212-2024:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, elevator overrun, chimneys, and vents, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.0 metres;
 - (iii) architectural features, parapets, elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 1.5 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.5 metres;
- (H) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 45,800 square metres, of which:

- (i) the permitted maximum **gross floor area** for all residential uses is 42,300 square metres;
 - (ii) the permitted minimum **gross floor area** for all non-residential uses is 3,000 square metres; and
 - (iii) the permitted maximum **gross floor area** for all non-residential uses is 4,000 square metres;
- (I) Regulations 40.10.20.100(1) and (17) with respect to the permitted maximum **interior floor area** of all **eating establishments, entertainment places of assembly, take-out eating establishments** and **retail services**, does not apply;
- (J) Despite regulation 40.10.40.1(1), dwelling units may be located on the second storey of a building;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1212-2024;
- (L) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 1212-2024;
- (M) Despite Clause 40.10.40.60, regulation 40.5.40.60(1), and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.0 metres;
 - (vii) eaves, by a maximum of 1.0 metres;
 - (viii) dormers, by a maximum of 1.0 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;

- (N) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 40.0 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (O) Regulation 40.10.100.10(1)(C) with respect to the number of **vehicle accesses**, does not apply;
- (P) Despite regulation 970.10.15.5(5) and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
 - (i) A minimum of 0 **parking spaces** for each **dwelling unit**;
 - (ii) A maximum 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres;
 - (iii) A maximum 1.0 **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iv) A maximum of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - (v) A maximum 0.8 **parking spaces** for each two bedroom **dwelling unit**;
 - (vi) A maximum 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
 - (vii) A minimum of 2.0 residential visitor **parking spaces** plus a minimum rate of 0.01 residential visitor **parking spaces** per **dwelling unit**;
 - (viii) **Parking spaces** for residential visitors of the **building** may be provided at a maximum rate of:
 - (a) 1.0 for each **dwelling unit** for the first five (5) **dwelling units**; and
 - (b) 0.1 for each **dwelling unit** for the sixth and subsequent **dwelling units**;
 - (ix) For non-residential uses, **parking spaces** may be provided at a maximum rate of 3.5 for each 100 square metres of **gross floor area**; and
 - (x) No minimum **parking spaces** are required for non-residential uses;

- (Q) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 5 percent of the provided parking spaces may be obstructed as described in Regulation 200.5.1.10(2)(D), without being required to provide additional width for the obstructed sides of the parking **space**;
- (R) Despite regulations 200.15.1(1) to (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) a 1.5-metre-wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible parking and such aisle or path may be shared by one other accessible **parking space**;
- (S) Despite regulation 230.5.1.10(10), a "long-term" or "short-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- (T) Despite regulation 230.5.1.10(4)(A) and (C), a **stacked bicycle parking space** must have the following minimum dimensions:
- (i) Minimum length of 1.8 metres;
 - (ii) Minimum width of 0.4 metres; and
 - (iii) Minimum combined vertical clearance for both **bicycle parking spaces** that are provided as **stacked bicycle parking space** is 2.2 metres;
- (U) Despite regulation 230.5.1.10(6), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **building**;
- (V) Despite regulation 230.5.1.10(9), both "long-term" and "short-term" **bicycle parking spaces** may be located on any floor of the building above, at or below ground level without being subject to any level increment requirement;
- (W) Despite regulations 230.40.1.20(1) and (2), both "long-term" and "short-term" **bicycle parking spaces** may be located in a secured room, in a locker, or area on any floor of the building and may be located more than 30 metres from a pedestrian entrance to the **building**;
- (X) Regulation 230.5.1.10(7), with respect to shower and change facilities, does not apply;
- (Y) Despite regulation 220.5.10.1(1) to (9), a minimum of one (1) Type 'G', and one (1) Type 'B' loading space shall be provided on the site;

- (Z) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) "car-share parking space" means a **parking space** exclusively reserved and signed for a vehicle used only for "car-share" purposes;
- (AA) Despite regulation 5.10.40.70(2) and (K) above, the required minimum distance between the portions of a building below-ground and any structure for a **transportation use** located below-ground, is 3.0 metres.

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

Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

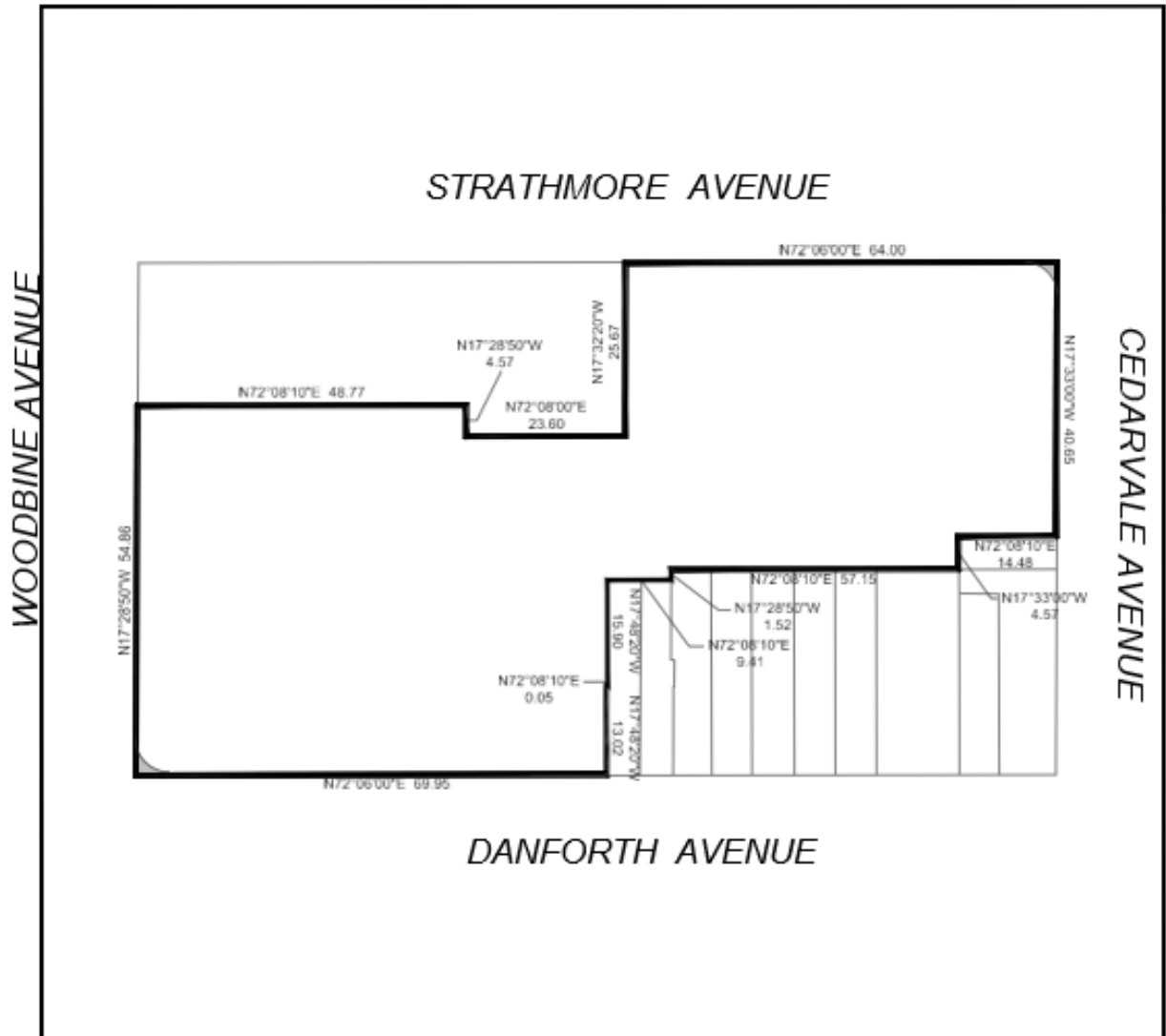



Diagram 1

985 Woodbine Avenue &
2078, 2086, 2100, 2102 and 2106 Danforth Avenue

File #19 122810 STE 19 02

 Road Widening



Not to Scale

Diagram 2

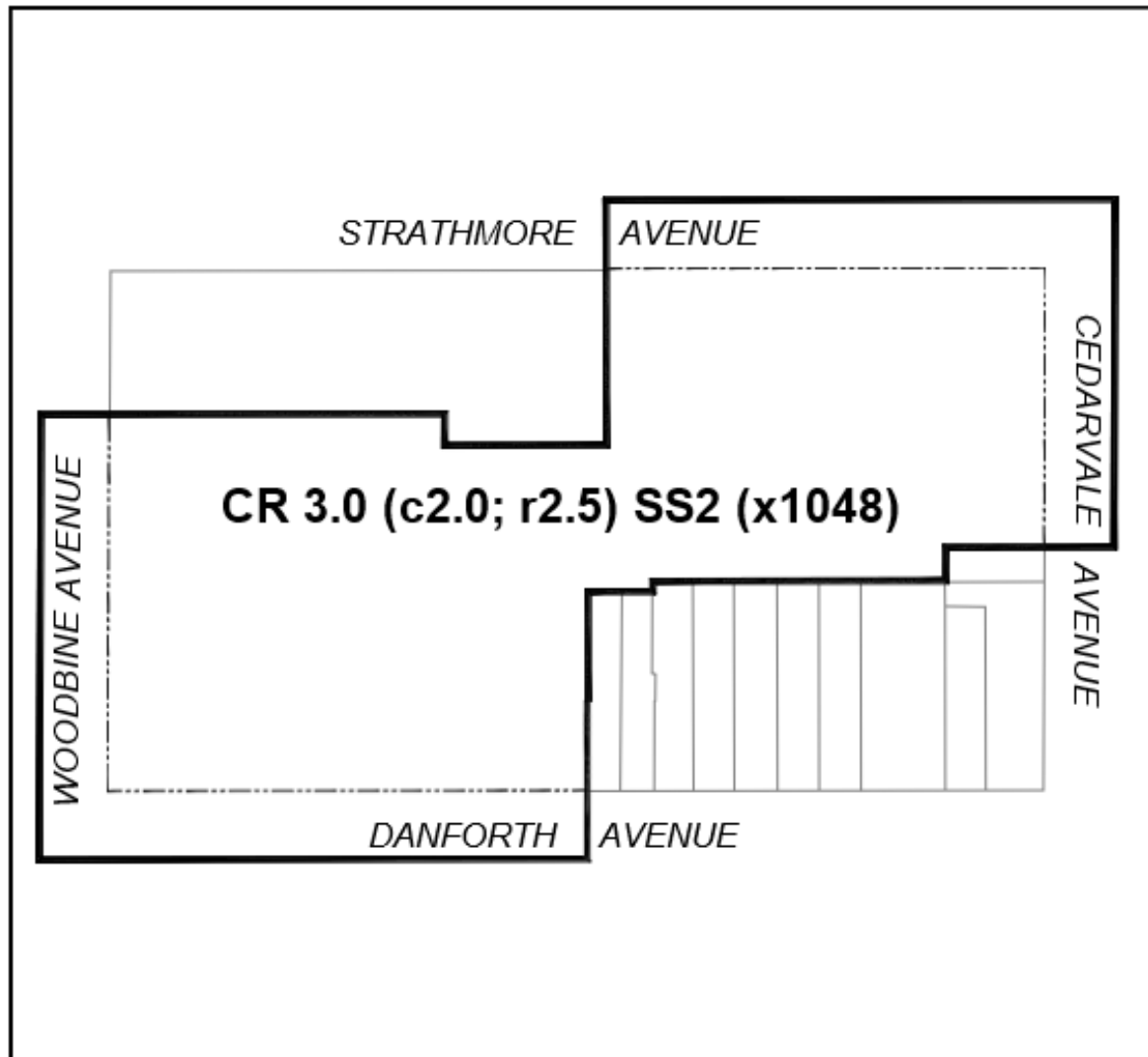
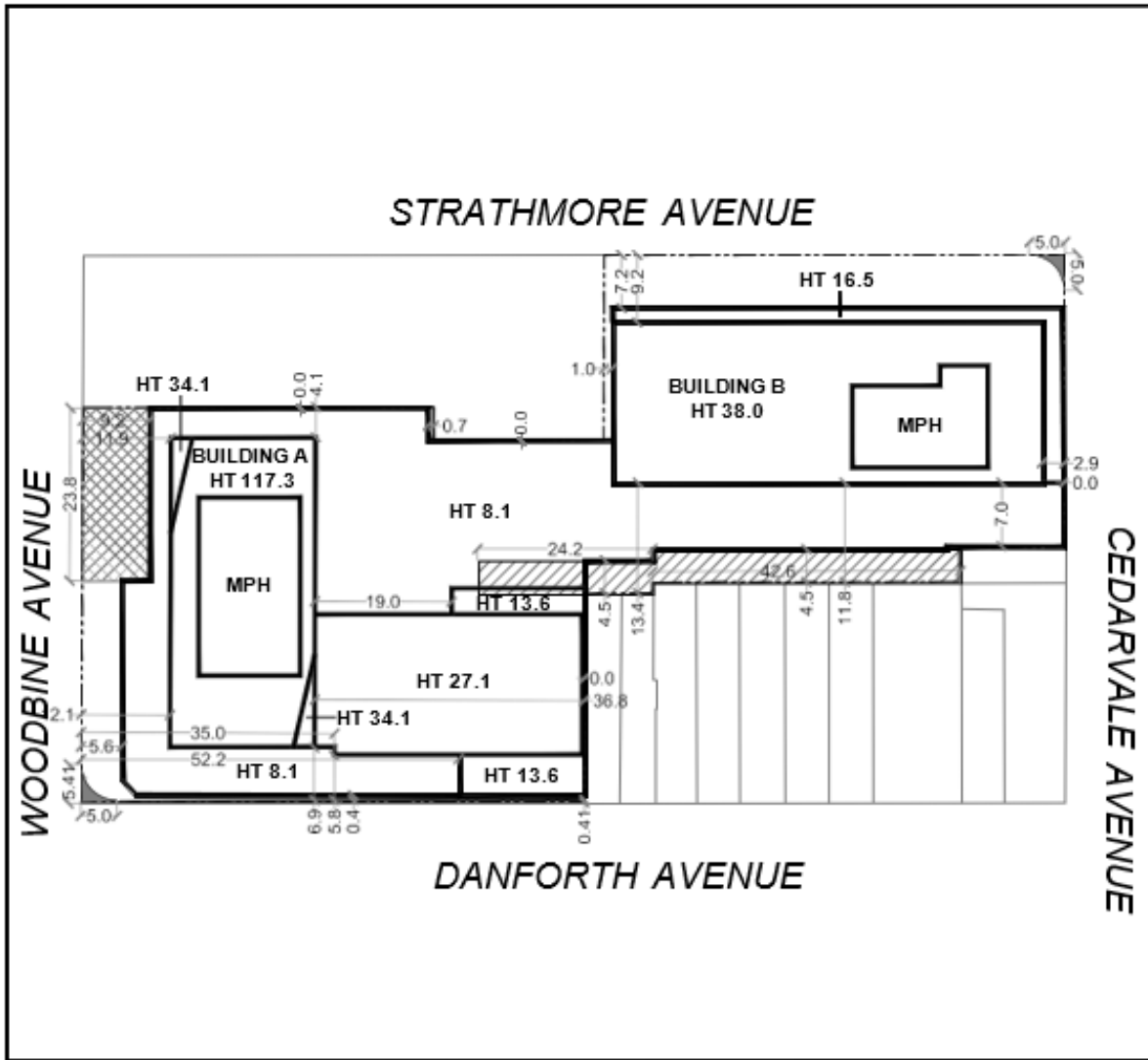





Diagram 3



Toronto
Diagram 3

**985 Woodbine Avenue &
2078, 2086, 2100, 2102 and 2106 Danforth Avenue**
File #19-122810 STE 19-02

File #19 122810 STE 19 OZ

-  Road Widening
 Easement at Grade
 Privately Owned Publicly Accessible Space

