

Attachment "1"
draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item TE12.4 as adopted by City of Toronto Council on February 6 and 7, 2012, as amended by _____ as adopted by City of Toronto Council on _____, 2013

Enacted by Council: ~, 2013

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2013

To amend former City of Toronto Zoning By-law No. 483-86, as amended, with respect to the lands municipally known as 854, 856 and 858 Dundas Street West, and 217 and 219 Manning Avenue

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands known municipally in the year 2011 as 854, 856 and 858 Dundas Street West, and 217 and 219 Manning Avenue;

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; and

WHEREAS the Council of the City of Toronto has determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Section 4(2), 4(3), 4(4), 4(11)(b)(c)(e), 4(12), 4(13), 4(14), 6(3), 8(3) Part I (1), (2), (3)(a), 8(3) Part II (4)(a)(b)(c), 8(3) Part III (1)(a)(b), 8(3) Part IV, 8(3) Part V (1), and 8(3) Part XI (1) of *By-law No. 438-86* shall apply to prevent the erection and use of a *mixed-use* building on *Part A* and *townhouses* on *Part B* within the *site*, provided that:
 - (a) the *lot* on which the *mixed-use building* is located comprises all of *Part A*;
 - (b) the *lot* on which the *townhouses* are located comprises all of *Part B*;
 - (c) the total combined *residential gross floor area* and *non-residential gross floor area* on the *site* does not exceed 8,505 square metres, provided:
 - (i) the *residential gross floor area* of *Part A* shall not exceed 6,450 square metres;
 - (ii) the *residential gross floor area* of *Part B* shall not exceed 1,610 square metres;
 - (iii) the *non-residential gross floor area* of *Part A* shall not exceed 500 square metres; and
 - (iv) the *non-residential uses* shall only be permitted on the first *storey* above *grade* on *Part A*.

- (d) a maximum of 82 *dwelling units* shall be permitted within *Part A*;
- (e) a maximum of 10 *dwelling units* shall be permitted within *Part B*;
- (f) the *mixed-use building*, including all mechanical equipment, stair enclosures and elevator overruns, is located wholly within the areas delineated by heavy lines and below the *height* limits in metres specified by the numbers following the symbol “H” as shown on Map 2, as it relates to *Part A*, with the following exceptions:
 - (i) the maximum height for terraces and balcony guards, elements of a green roof and insulation and roof surface materials, planters, railings, parapets, window washing equipment, ornamental architectural features, chimney stacks and structures used for safety or wind protection purposes shall be the sum of 1.5 metres and the applicable *height* limit shown on Map “2”;
 - (ii) the maximum height for divider screens shall be the sum of 2.0 metres and the applicable *height* limit shown on Map “2”;
 - (iii) the maximum height for a ladder for maintenance purposes shall be the sum of 1.2 metre and the applicable *height* limit shown on Map “2”;
 - (iv) balconies and canopies provided they extend no more than 2.0 metres beyond the areas delineated by heavy lines on Map “2”;
 - (v) none of the building elements listed in (i), (ii), (iii), and (iv) above may extend beyond the *lot* lines;
- (g) the *townhouses*, including all mechanical equipment and stair enclosures, are located wholly within the areas delineated by heavy lines and below the *height* limits in metres specified by the numbers following the symbol “H” as shown on Map 2, as it relates to *Part B*;
- (h) *parking spaces* are provided on *Part A* and *Part B* in accordance with the following minimum standards:
 - (i) 0.5 *parking spaces* for each *bachelor dwelling unit*;
 - (ii) 0.5 *parking spaces* for each one bedroom *dwelling unit*;
 - (iii) 0.75 *parking spaces* for each *dwelling unit* having 2 or more bedrooms;
 - (iv) 0.06 *parking spaces* for each *dwelling unit* for the exclusive use of visitors to the *dwelling units*; and
 - (v) a maximum of four (4) *parking spaces* may be permitted to be *small-car parking spaces*.
- (i) a minimum of 106 *bicycle parking spaces* shall be provided and maintained on *Part A* and *Part B*, of which;

- (i) a total of 80 *bicycle parking spaces* shall be provided and maintained for the exclusive use of residents of the building, and shall be located on the parking levels below *grade* in the building located at either *Part A* or *Part B*;
 - (ii) a total of 12 *bicycle parking spaces* shall be provided and maintained for the exclusive use of residents of the building, and shall be located at grade, on either *Part A* or *Part B*;
 - (iii) a total of 14 *bicycle parking spaces* shall be provided and maintained for the exclusive use of visitors, and shall be located at ground level on either *Part A* or *Part B*, or accessed via the building vestibule or lobby on *Part A*.
- (j) a minimum of 1.7 square metres per unit of indoor *residential amenity space* shall be provided in a multi-purpose room or rooms at least one of which contains a kitchen and a washroom on *Part A*;
 - (k) a minimum of 14.0 square metres of outdoor *residential amenity space* shall be provided on *Part A*;
 - (l) a minimum of 6.0 square metres of outdoor *residential amenity space* shall be provided for each of the *townhouses* located on *Part B*;
2. No person shall use any land or erect or use any building or structure on the *site* 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.
3. Despite any future severance, partition or division of *Part A* or *Part B*, the provisions of this By-law shall apply as if no severance, partition or division occurred.
4. For the purposes of this By-law, each word or expression that is italicized in the By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, with the exception of the following terms:
- (a) "*By-law No. 486-86*" means By-law No. 438-86, as amended, of the former City of Toronto;
 - (b) "*Part A*" shall mean the parcel of land outlined by heavy lines and shown as PART A on Map 1 and known municipally as 854, 856 and 858 Dundas Street West in the year 2011;
 - (c) "*Part B*" shall mean the parcel of land outlined by heavy lines and shown as PART B on Map 1 and known municipally as 217-219 Manning Avenue in the year 2011;
 - (d) "*site*" means those lands outlined by heavy lines on Map 1 attached hereto;

(e) "*townhouses*" shall mean a series of one or more attached buildings, where each building comprises of one dwelling unit, and each building is divided vertically from one another by a party wall, but no dwelling unit is entirely or partially above another.

(f) "*small-car parking space*" means a *parking space* with a minimum width of 2.6 metres, a minimum length of 5.6 metres, and may be obstructed on one side.

(g) "grade" means the Established Grade as shown on Map 2.

5. Except as otherwise provided herein, the provisions of *By-law No. 438-86*, as amended, shall continue to apply to the *site*.

ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



