

**CITY OF TORONTO**

**BY-LAW No. XXX-2017**

**To amend the City of Toronto By-law No. 569-2013, as amended, with respect to lands known municipally as 321 Davenport Road.**

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 HEREBY ENACTS as follows:

1. This By-law applies to the lands delineated by a heavy line on Diagram 1 attached to and forming part of this By-law.
2. The words highlighted in bold type in this By-law have meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law By-law No. 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 to CR 5.0 (c2.0; r5.0) SS2 (x116), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (x116) so that it reads:

**Exception CR 116**

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 321 Davenport Road, none of the regulations of 5.10.40.70(1) and (2), 40.5.1.10(3), 40.5.40.10(1), 40.10.40.10(2) and (5), 40.10.40.40(1), 40.10.40.50(1), 40.10.40.60, 40.10.40.70(2), 40.10.40.70(4), 40.10.40.80(2), 40.10.50.10, 200.5.1(2), 200.5.1.10(2), (4) and (12), 200.5.10.1(1), (2), and (7), Table 200.5.10.1, 200.10.1(3), 200.15.1, 200.15.5, 200.15.1.5, 200.15.10, 220.5.10.1, 230.5.1.10(4), (5) and (7), and 600.10 shall apply to prevent the erection or use of a **building, structure**, addition or enlargement permitted by By-law No. XXX-2017.

- (B) Despite 40.5.40.10 and 40.10.40.10(2), the height of any **building** or **structure** is measured from the Canadian Geodetic Datum elevation of 119.9 metres.
- (C) A **building** or **structure** must not exceed the height in metres as specified by the numbers following the symbol “HT” as shown on Diagram 3 of By-law XXX-2017, with the exception of the following:
- (i) mechanical penthouse, cooling tower, elevator overrun, balconies, cornices, eaves, parapets, trellises, roof drainage, thermal insulation and roof ballast, roofing material, waterproofing membranes, elevator machine room, terrace or balcony guards and dividers, planters, stairs, stair enclosures, balustrades, window washing equipment, stair towers, partitions, screens, fences, retaining walls, ornamental elements, architectural elements, landscape elements, **green roof** elements, lighting fixtures, vents, flues, screens, pipes, access roof hatch, outdoor furniture, elevated pool, elevated pool deck, heating, cooling or ventilating equipment, wheel chair ramps and vehicular parking ramps, and structures located on the roof used for outside or open air recreation, safety or wind protection purposes, which may project to a maximum of 5.0 metres.
- (D) No portions of a **building** or **structure** above ground may extend beyond the areas delineated by heavy lines on Diagram 3 of By-law XXX-2017, with the exception of:
- (i) cornices, light fixtures, ornamental elements, parapets, art and landscape features, landscaping, architectural flutes, patios, decks, columns, piers, pillars, pergolas, trellises, window sills, ventilation shafts, guardrails, balustrades, railings, stair enclosures, stairs, fences, screens, site servicing features, awnings and canopies, retaining walls, window washing equipment, wheel chair ramps and vehicular parking ramps, which may project to a maximum of 0.5 metres; and
  - (ii) terraces, balconies, terrace or balcony platforms, terrace or balcony guards, dividers and railings, and planters, which may project to a maximum 3.5 metres.
- (E) The total **gross floor area** of all **buildings** or **structures** on the lands must not exceed 4,250 square metres;
- (F) **Amenity space** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 2 square metres of indoor **amenity space** for each **dwelling unit** shall be provided; and
  - (ii) no outdoor **amenity space** shall be required on the lands.

- (G) **Parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** per bachelor **dwelling unit**;
  - (ii) a minimum of 0.5 **parking spaces** per one bedroom **dwelling unit**;
  - (iii) a minimum of 0.8 **parking spaces** per two bedroom **dwelling unit**;
  - (iv) a minimum of 1.0 **parking spaces** per three bedroom **dwelling unit**;
  - (v) a minimum of 0.1 **parking space** for residential visitors per **dwelling unit**;
  - (vi) a maximum of 2.1 **parking spaces** for each **dwelling unit**;
  - (vii) **parking spaces** may be provided as **stacked parking spaces**;
  - (viii) **parking spaces** may be provided at or below grade; and
  - (ix) the minimum dimensions of a **parking space**, including an obstructed **parking space** are:
    - (a) a minimum length of 5.2 metres;
    - (b) a minimum width of 2.5 metres; and
    - (c) a minimum vertical clearance of 1.5 metres.
- (H) Accessible **parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 1.0 accessible **parking space** is required;
  - (ii) an accessible **parking space** may be provided as a **stacked parking space**;
  - (iii) an accessible **parking space** may be provided at or below grade; and
  - (iv) the minimum dimensions of an accessible **parking space** are:
    - (a) a minimum length of 5.2 metres;
    - (b) a minimum width of 3.9 metres; and
    - (c) a minimum vertical clearance of 2.1 metres.
- (I) Despite 220.5.10, no **loading space** is required.

- (J) **Bicycle parking spaces** must be provided and maintained on the lands in accordance with the following:
- (i) a minimum of 1.0 **bicycle parking spaces** per **dwelling unit**, comprised of 0.9 “long-term” **bicycle parking spaces** and 0.1 “short-term” **bicycle parking spaces**;
  - (ii) a **bicycle parking space** may be provided in a horizontal or vertical position, and/or in a rack or bicycle stacker;
  - (iii) a “short term” **bicycle parking space** may be provided in a secure area;
  - (iv) where a bicycle is to be parked horizontally, the minimum dimensions of the **bicycle parking space** shall be at least 0.45 metres in width by 1.65 metres in length with a vertical clearance of at least 1.10 metres; and
  - (v) where a bicycle is to be parked vertically, the minimum dimensions of **the bicycle parking space** shall be at least 0.60 metres in width by 1.20 metres in length with a vertical clearance of at least 1.80 metres.
- (K) A sales office, used exclusively for the initial sale and/or initial leasing of **dwelling units** on the lands, is permitted.
- (L) This exception applies to all of the lands collectively regardless of future severance, partition or division.

Prevailing By-laws and Prevailing Sections:

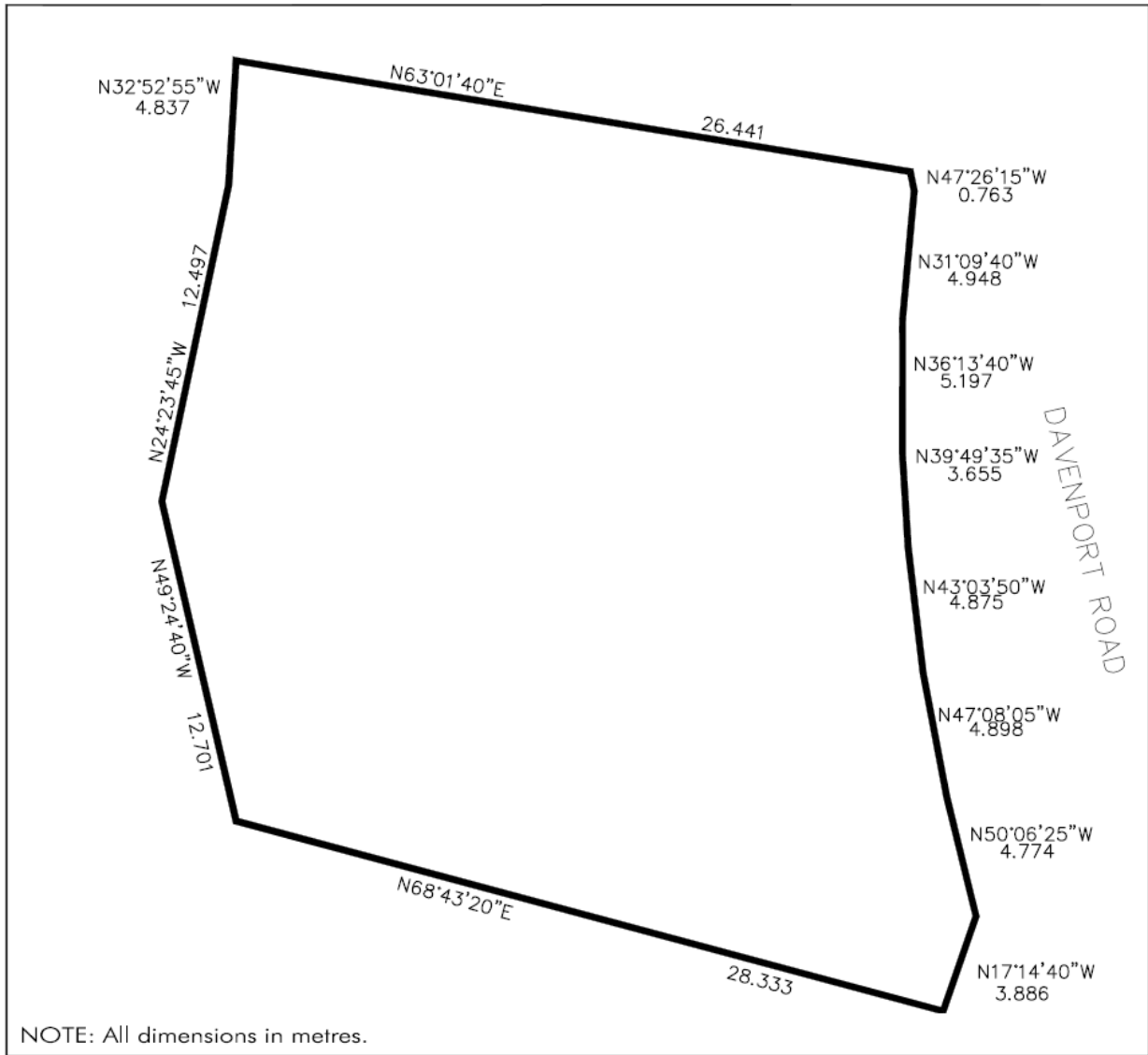
(A) Section 12(2)132 and 12(2)270 of former City of Toronto By-law 438-86, as amended

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2017.

JOHN TORY  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

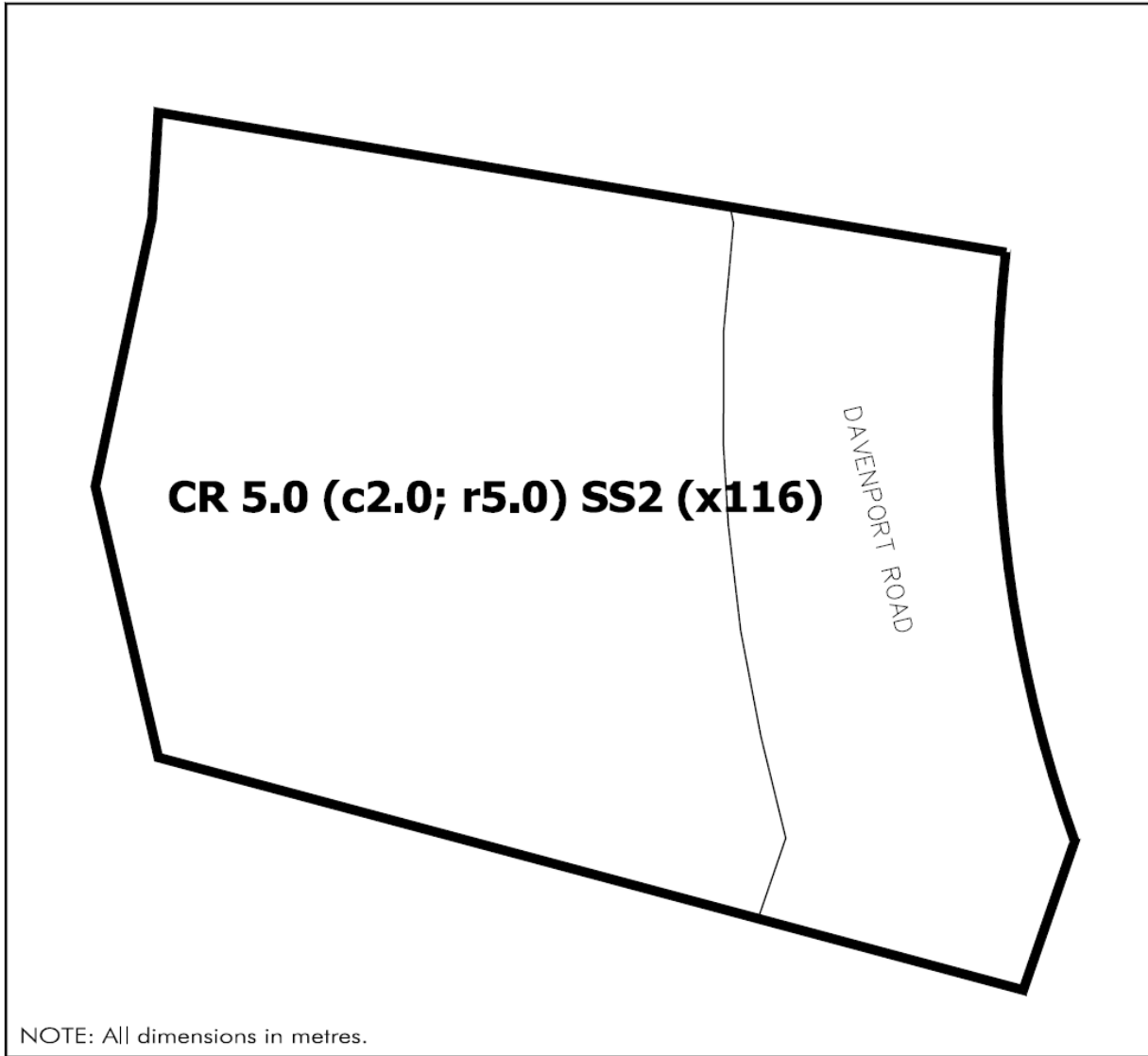


321 Davenport Road

Diagram 1

File # 16 145386 STE 20 OZ





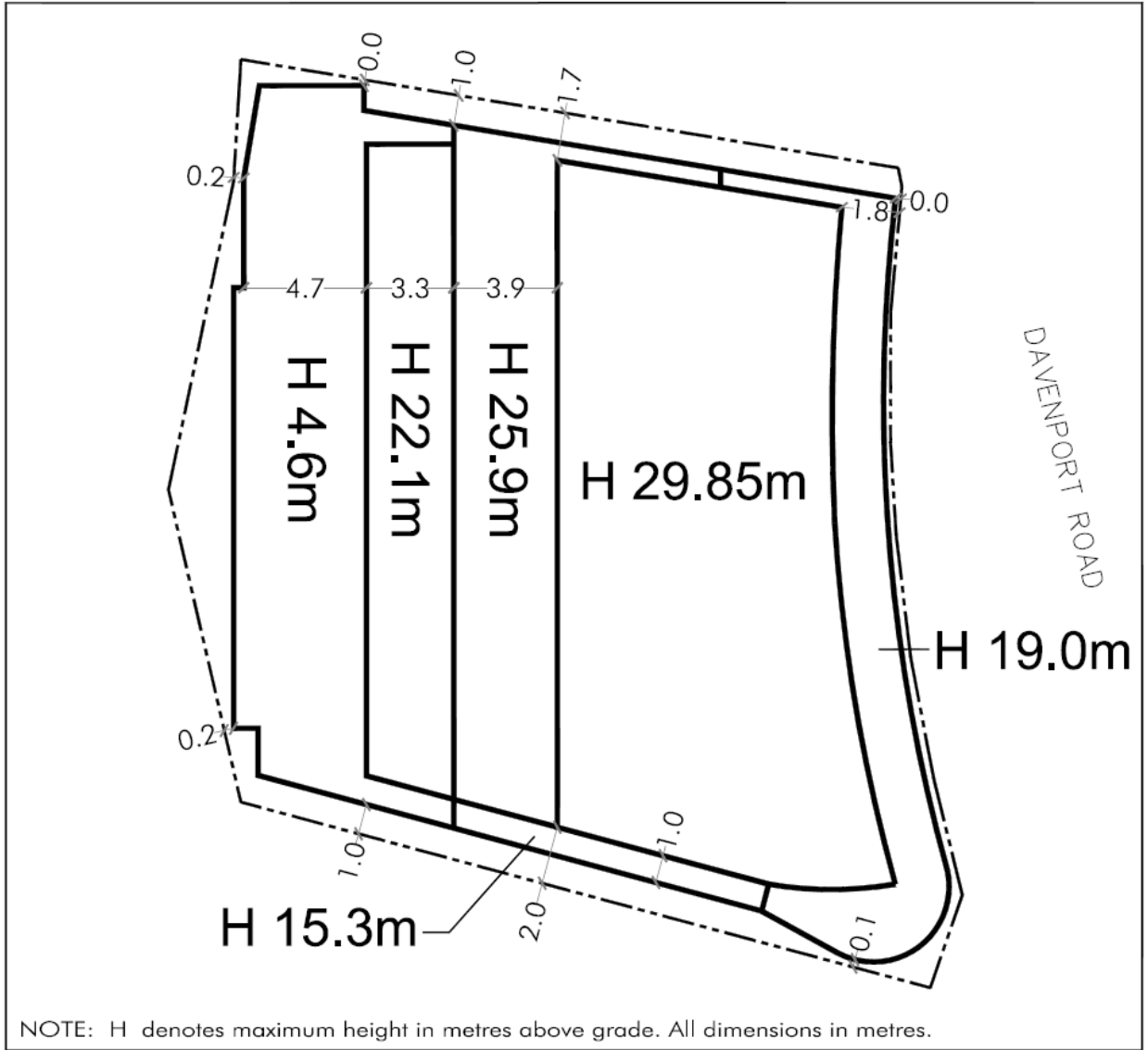
321 Davenport Road

Diagram 2

File # 16 145386 STE 20 OZ



Not to Scale



321 Davenport Road

Diagram 3

File # 16 145386 STE 20 OZ

