

Authority: Toronto and East York Community Council Item TE24.5, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW No. --20~

To amend former City of Toronto Zoning By-law No. 438-86, as amended, with respect to the lands known municipally in the year 2020 as 1494-1502 Dundas Street West.

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. Except as otherwise provided herein, the provisions of former City of Toronto By-law No. 438-86, as amended, shall continue to apply to the *lot*.
2. None of the provisions of Section 2 with respect to the definitions of *grade*, *height*, and *lot* and sections 4(2)(a), 4(3), 4(4), 4(10), 4(12), 4(13), 8(3) Part I 1 and 3, 8(3) Part II 1(b)(i) and (ii) and 12(2) 270(a) of By-law No. 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 and use of a *mixed-use building* on the *lot*, provided that:
 - (a) the *lot* comprises the lands delineated by heavy black lines on Map 1, attached hereto and forming part of this By-law;
 - (b) the total combined *residential gross floor area* and *non-residential gross floor area* shall not exceed 4,500 square metres, provided:
 - i. the total *residential gross floor area* shall not exceed 4,100 square metres; and
 - ii. the total *non-residential gross floor area* shall not exceed 400 square metres;
 - (c) the permitted maximum *non-residential gross floor area* on the first *storey* shall be contained within at least a minimum of two areas separated by demising walls, of which one unit must not exceed a *non-residential gross floor area* of 275 square metres;
 - (d) no portion of the *mixed-use building* or structures erected or used above *grade* is located otherwise wholly within the areas delineated by heavy lines on the attached Map 2 with the exception of the following:
 - (i) eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railing and fences, planters, trellises, window sills, landscape and public art features; and

- (ii) balconies to a maximum of 1.8 metres.
- (e) no part of the *mixed-use building* shall exceed the height limits in metres specified by the numbers following the symbol “H” as shown on Map 2 attached hereto with the exception of any of the items listed below:
 - i. elevator overruns, mechanical equipment and any associated enclosed structures, parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, landscaping and elements of a green roof up to a maximum height of 2.1 metres;
- (f) *dwelling units* shall be provided in accordance with the following:
 - i. 25 percent of the total number of *dwelling units* shall contain 2-bedrooms; and
 - ii. 10 percent of the total number of *dwelling units* shall contain at least 3-bedrooms.
- (g) outdoor *residential amenity space* is not required to be in a location adjoining or directly accessible to indoor *residential amenity space* on the lot.
- (h) vehicular *parking spaces* may be located within a *parking stacker*, meaning a mechanical motor vehicle parking facility, which may be an automated system with *parking spaces* that:
 - i. are positioned above each other and/or adjacent to each other;
 - ii. have dimensions of not less than 2.6 metres by 5.6 metres except that the platform of such parking space may have dimensions of not less than 2.5 metres by 5.4 metres; and
 - iii. may not be readily accessible at all times without maneuvering another vehicle or a device;
- (g) vehicular *parking spaces* shall be provided on the *lot* in accordance with the following minimum requirements:
 - i. 18 *parking spaces* for residents of the dwelling units;
 - ii. 0 *parking spaces* for residential visitors; and
 - iii. 0 *parking spaces* for non-residential uses.
- (i) *bicycle parking spaces* shall be provided and maintained on the *lot*, and may be in the form of a *stacked bicycle parking space*, in accordance with the following:
 - i. 0.9 *bicycle parking spaces* per *dwelling unit* for the use of residents shall be provided; and
 - ii. 0.1 *bicycle parking spaces* per *dwelling unit* for the use of residential visitors;

- (j) *stacked bicycle parking spaces* shall have a minimum width of 0.45 metres, a minimum length of 1.8 metres and a minimum vertical clearance of 1.1 metres;
 - (k) a *loading space – type G* must be provided and maintained for each use on a *lot*, and that loading space may be provided on the lands municipally known in the year 2021 as 646-648 Dufferin Street & 1-3 Boland Lane;
 - (l) Pursuant to Section (k) above, the owner must enter into an off-site services agreement securing the provision of one shared loading space – type G for the lands subject to this By-law and register on title an easement to provide access to and use of one shared loading space- Type G in favour of the lands, to the satisfaction of the General Manager, Transportation Services.
 - (m) for the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law No. 438-86, as amended, with the exception of the following:
 - i. “*grade*” means an elevation of 105.90 metres Canadian Geodetic Datum;
 - ii. “*height*” means the height of land outlined by heavy lines on Map 1 attached to and forming part of this By-law; and
 - iii. “*lot*” means those lands outlined by heavy black lines on Map 1 attached hereto and forming part of this By-law;
3. Despite any future severance, partition or division of the lands as shown on Map 1, the provisions of this By-law shall apply to the whole lot as if no severance, partition or division has occurred.

ENACTED AND PASSED this day of ~, A.D. 20~

JOHN TORY,
Mayor

JOHN ELVIDGE,
City Clerk

(Corporate Seal)



