

Attachment 6: Draft Zoning By-law Amendment to Amend By-law 569-2013

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

CITY OF TORONTO

BY-LAW No. --20~

To amend Zoning By-law No 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 646- 648 Dufferin Street & 1- 3 Boland Lane.

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*,

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning 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 municipally known as 646-648 Dufferin Street and 1-3 Boland Lane, as outlined in heavy black lines to CR 2.5 (c1.0; r2.0) SS2 (xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by Article 900.11.10 Exception Number XXX so that it reads:

Exception CR (xXXX)

The lands are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 646- 648 Dufferin Street and 1-3 Boland Lane, an **apartment building** may be constructed in compliance with Section (B) to (O).
- (B) Despite Regulation 40.10.40.40(1) the permitted maximum **gross floor area** of the **apartment building** is 9,450 square metres;
- (C) **Dwelling units** must be provided in accordance with the following:

- i. A minimum of 25 percent of the total number of **dwelling units** must contain 2 bedrooms; and
 - ii. a minimum of 10 percent of the total number of **dwelling units** must contain at least 3 bedrooms;
- (D) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the vertical distance between the Canadian Geodetic Datum elevation of 105.0 metres and the highest point of the **building** or **structure**;
- (E) Despite Regulation 40.10.40.10(2), no portion of any **building** or **structure** erected or used above grade will exceed the height limits in metres specified by the numbers following the symbol “HT” as shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (F) Despite Regulation 40.10.40.10(5), the minimum height of the first **storey** is 3.6 metres;
- (G) Despite (E) above parapets, guard rails, railings and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, architectural features, roof assembly, **landscaping** and elements of a **green roof** may exceed the height limits specified by the symbol “HT” by 2.1 metres on Diagram 3 of By-law [Clerks to supply by-law #];
- (H) Despite Clause 40.10.40.60 and Regulations 40.10.40.70(2)(B), (C), (D), (E) and (F) and 40.10.40.80(2)(B), no portion of any **building** or **structure** erected or used above ground located otherwise than wholly within the areas delineated by heavy lines as shown on Diagram 3 of By-law [Clerks to supply by-law #];
- (I) Despite 5(E) and (H) above, nothing shall prevent the following elements from projecting beyond the heavy lines shown on Diagram 3 of By-law [Clerks to supply by-law #] except for the following:
 - i. eaves, building cornices, light fixtures, ornamental and architectural elements, parapets, railings and fences, planters, trellises, windowsills, underground garage ramps, **landscaping** and public art features; and
 - ii. balconies to a maximum of 1.8 metres.
- (J) Despite Regulation 40.10.40.50(1)(A) a minimum of 1.9 square metres of indoor **amenity space** is required for each **dwelling unit**;
- (K) Despite Clause 2020.5.10.1(2), one shared **loading space** type G must be provided and located in a new **building** on the lands subject to this By-law for the use of loading activities for the land municipally known in 2021 as 1494-1502 Dundas Street West;

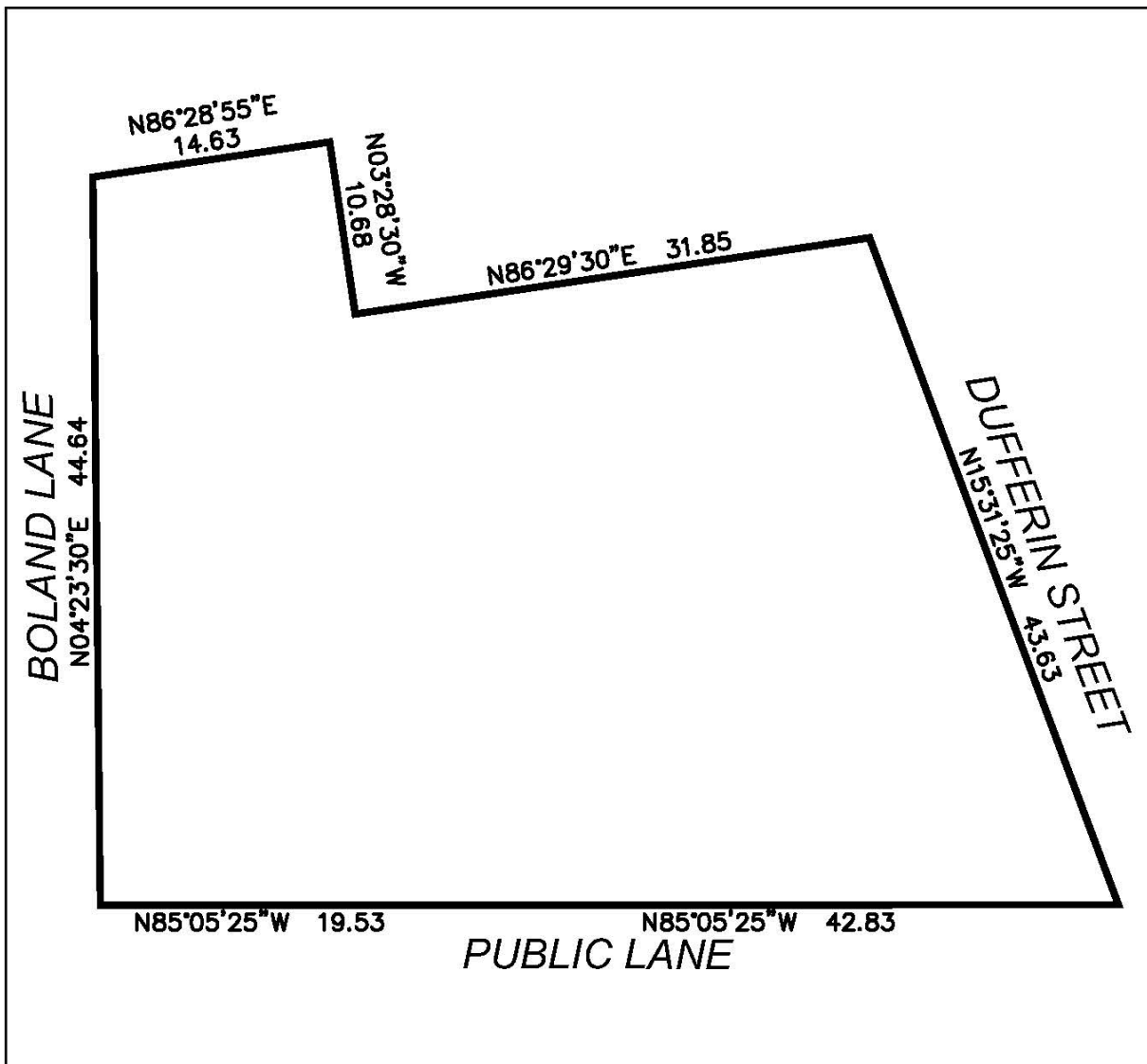
- (L) Pursuant to Section (K) above, the owner shall enter into an off-site services agreement securing the provision of one shared loading space – type G for the lands municipally known in 2021 as 1494-1502 Dundas Street West, and register on title an easement to provide access to and use of the one shared loading space- Type G in favour of the lands municipally known in 2021 as 1494-1502 Dundas Street West, to the satisfaction of the General Manager, Transportation Services.
- (M) Despite Regulation 200.5.1.10(2)(A), and 200.5.10.1, Table 200.5.10.1 and Article 900.11.10(2), **parking spaces** must be provided and maintained in accordance with the following:
- i. a minimum 36 **parking spaces** for residents of the **apartment building**;
 - ii. a minimum 4 **parking spaces** for visitors of the **apartment building**;
- and
- (N) Despite Regulations 200.5.1.10(2)(A)(iv) and (D)(i), a maximum of 5 **parking spaces** may be obstructed by a fixed object such as a wall, column, bollard, fence or pipe located within 0.3 metres of one side of the **parking space**.
- (O) Despite Regulation 230.5.1.10(4), a **stacked bicycle parking space** must have a minimum width of 0.45 metres, a minimum length of 1.8 metres and a minimum vertical clearance of 1.1 metres.
5. Prevailing By-laws and Prevailing Sections:
- (A) Section 12(2)270 (a) of By-law 438-86;
6. Despite any future severance, partition or division of the lands shown on Diagram 1, the regulations of this By-law will apply as if no severance, partition or division had occurred.

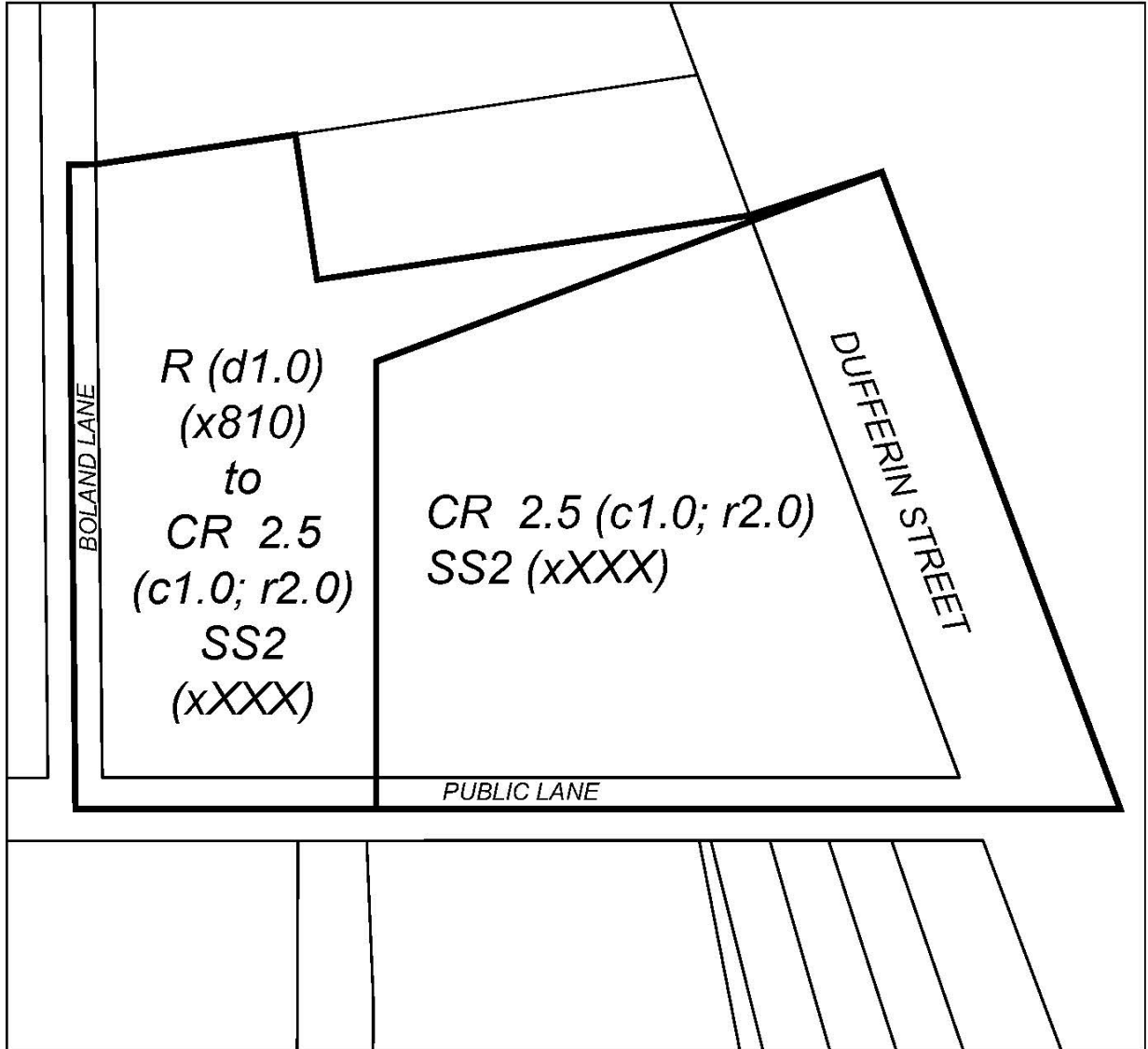
Enacted and passed on ~, 20~.

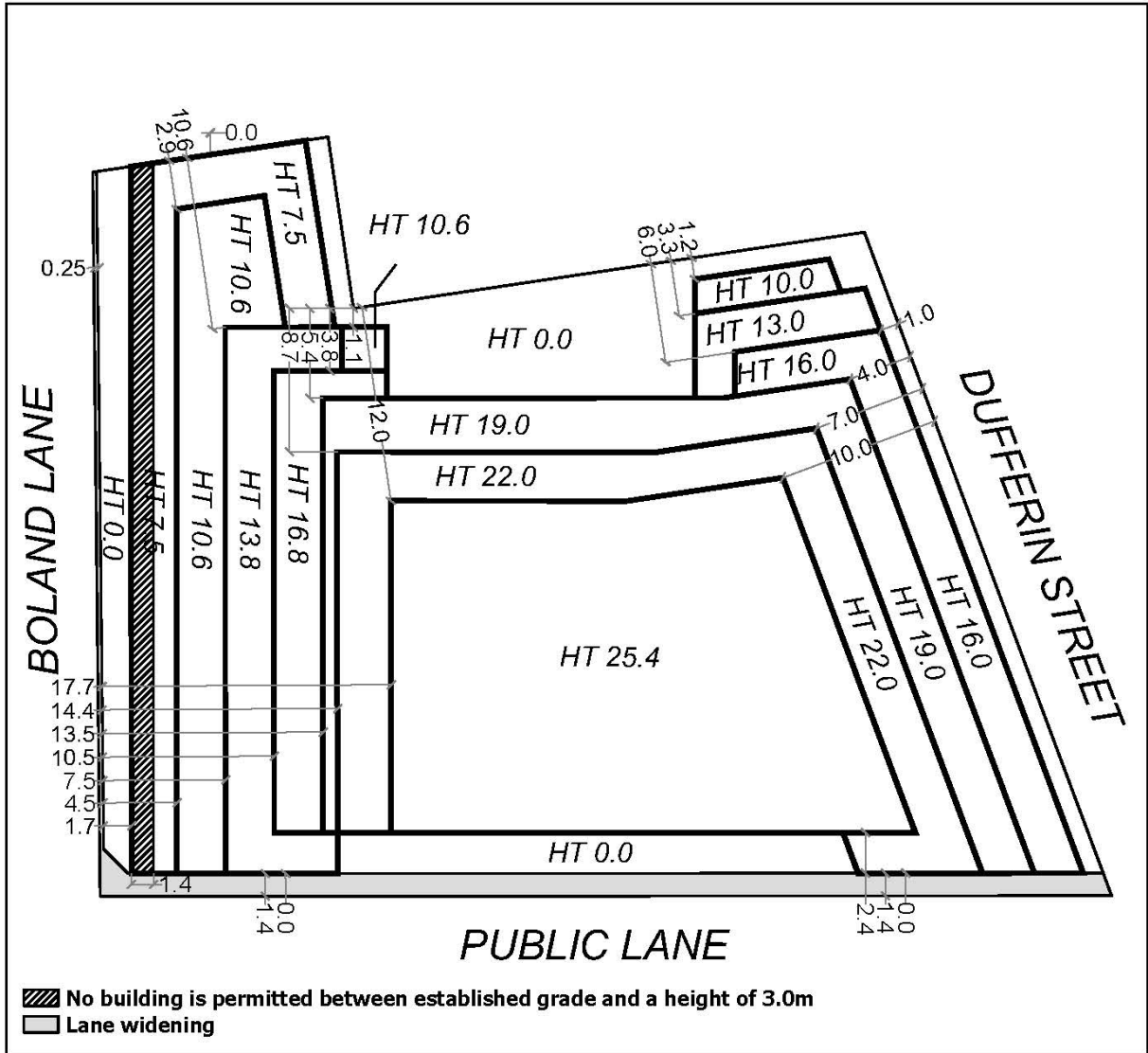
John Tory,
Mayor

John Elvidge,
City Clerk

(Seal of the City)







646 & 648 Dufferin Street and 1 & 3 Boland Lane, Toronto

Diagram 3

File #19 101834 STE 09 OZ



Not to Scale