

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

**CITY OF TORONTO**

**BY-LAW ###-2022**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 361 Davenport Road.**

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 2.0 (c2.0; r1.5) SS2 (x577) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying the following rooming house label to these lands, B3, as shown on Diagram 5 attached to this By-law.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 577 so that it reads:

(577) Exception CR 577

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 361 Davenport Road, if the requirements of By-law [Clerks to insert By-law ##] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below:
- (B) 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 120.97 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 40.5.40.10(4), (5), (6) and (7), the following **building** elements may exceed the maximum permitted **building** height specified on Diagram 6 of By-law [Clerks to insert By-law ##]:
- (i) terrace or balcony guards, screens and dividers, guards, guardrails, fences, retaining walls, landscape elements located on the roof used for outside or open-air recreation purposes, planters and ornamental elements to a maximum of 3.0 metres;
  - (ii) cornices, parapets, roof drainage, thermal insulation and roof ballast, balustrades, window washing equipment, **green roof** elements, vents, flues, pipes, access roof hatch and safety railings, and **structures** located on the roof used for safety or wind protection purposes, to a maximum of 3.0 metres; and,
  - (iii) elevator overrun, cooling tower, stairs, stair enclosures, screens, architectural elements, heating, cooling or ventilating equipment, wall or **structure** enclosing elements, and partitions generally within the mechanical penthouse, including **structures** or parts of the **building** above the height of 24.7 metres used for functional operation of the **building**, to a maximum of 5.4 metres, as shown in Diagram 6 of By-law [Clerks to insert By-law ##];
- (D) Despite Regulation 40.10.40.10(2), the maximum permitted height of any **building** or **structure** is the height in metres specified by the number following the HT symbol as shown in Diagram 6 of By-law [Clerks to insert By-law ##];

- (E) In addition to the requirements in (C) and (D) above, the sloped portions of the roof, including elements for the functional operation of the **building**, shall not exceed the slope as indicated on Diagram 6 of By-law [Clerks to insert By-law ##];
- (F) Regulations 40.10.40.70(2)(E) and (G) regarding **angular plane** requirements do not apply;
- (G) Despite 40.10.50.10(1) and (3), a minimum 1.5 metre wide strip of land used only for **soft landscaping** must be provided along 40% of the part of the **lot line** abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) Despite Regulation 200.5.1.10(13), access to **parking spaces** will be provided by **vehicle** elevators with a minimum width of 2.8 metres, and must always be available for the parking and removal of a **vehicle**;
- (I) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 1,510 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 1,400 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 56.0 square metres;
- (J) Despite Regulation 40.5.40.70(1) and Clause 40.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 7 of By-law [Clerks to insert By-law ##];
- (K) Despite Regulation 200.5.10.1(1), Table 200.5.10.1 and Article 200.15.10, **parking spaces** must be provided in accordance with the following:
  - (i) A minimum of 7 **parking spaces** are required for residential uses;
  - (ii) no visitor **parking spaces** are required for any **dwelling unit** or non-residential uses;
  - (iii) no accessible **parking spaces** are required on the **lot**;
  - (iv) **parking spaces** may be provided and located in an "automated parking system";
    - (a) for the purpose of this exception, "automated parking

system" means a mechanical system for the purpose of parking and retrieving cars without drivers in the **vehicle** during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets. Automated maneuvering of other **vehicles** may be required in order for cars to be parked or to be retrieved. For clarity, parking pallets will be considered as a **parking space** for the purpose of determining compliance with the requirements in City of Toronto Zoning By-law 569-2013 and relevant clauses in By-law [Clerks to insert By-law ##];

- (L) Despite Regulation 200.5.1.10(2), **parking spaces** provided within an "automated parking system" must have the following minimum dimensions:
  - (i) length of 5.3 metres;
  - (ii) width of 2.3 metres; and
  - (iii) vertical clearance of 2.0 metres;
- (M) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 1.0 "long-term" **bicycle parking spaces** for each **dwelling unit**;
  - (ii) 0.0 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (N) Despite Regulations 230.5.1.10(4), (5), (9) and (10):
  - (i) "long-term" **bicycle parking spaces** may be provided in the form of a **stacked bicycle parking space** and must comply with the following minimum dimensions:
    - (a) vertical clearance of 1.5 metres;
    - (b) width of 0.5 metres; and
    - (c) length of 2.0 metres.
  - (ii) "long-term" **bicycle parking spaces** may be located within a secure room, enclosure or bicycle locker and may only be located at or above ground level;
  - (iii) "short-term" **bicycle parking spaces**, excluding outdoor

circular/ring bicycle parking spaces, must comply with the following minimum dimensions:

- (a) vertical clearance of 1.9 metres;
  - (b) width of 0.5 metres; and
  - (c) length of 1.9 metres.
- (O) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 56 percent of the total number of **dwelling units** must have two or more bedrooms;
  - (ii) a minimum of 6 percent of the total number of **dwelling units** must have three or more bedrooms;
  - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above may not be included in satisfying the requirements of (i) above; and,
  - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;
- (P) Despite Regulations 40.10.40.10(2), 40.10.40.10(4) and (D) above, the permitted maximum height of a temporary sales office for the purposes of the marketing, rental, and sale of **dwelling units** and non-residential uses on the lands is 4.5 metres and 1 **storey**; and
- (Q) Article 600.10.10, with respect to Building Setback Overlay District "A", does not apply.

Prevailing By-laws and Prevailing Sections:

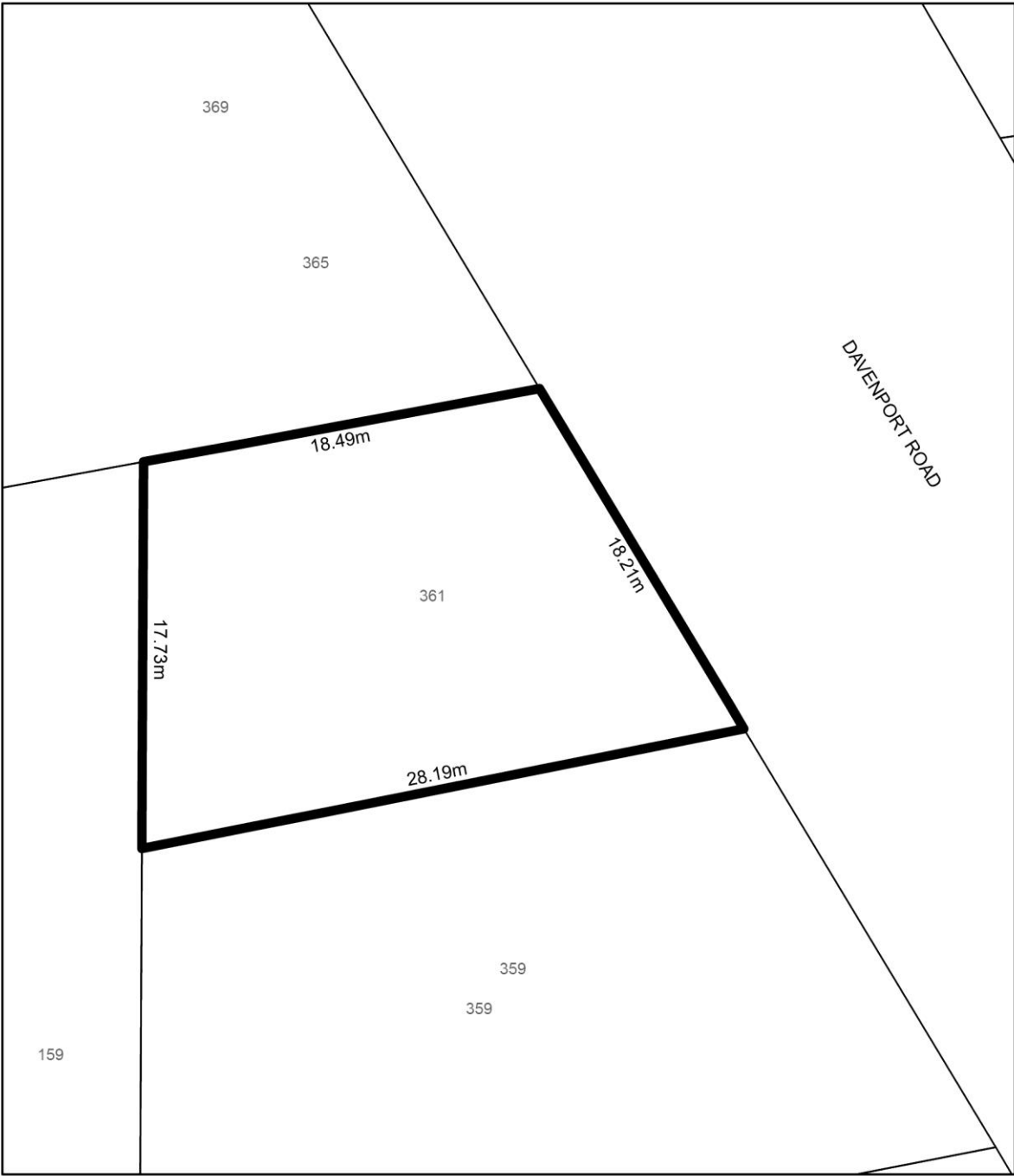
- (A) Section 12(1) 251 of former City of Toronto By-law 438-86;
  - (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
  - (C) Section 12(2) 270(a) of former City of Toronto By-law 438-86;
9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [month day, year].

[full name],  
Speaker

[full name],  
City Clerk

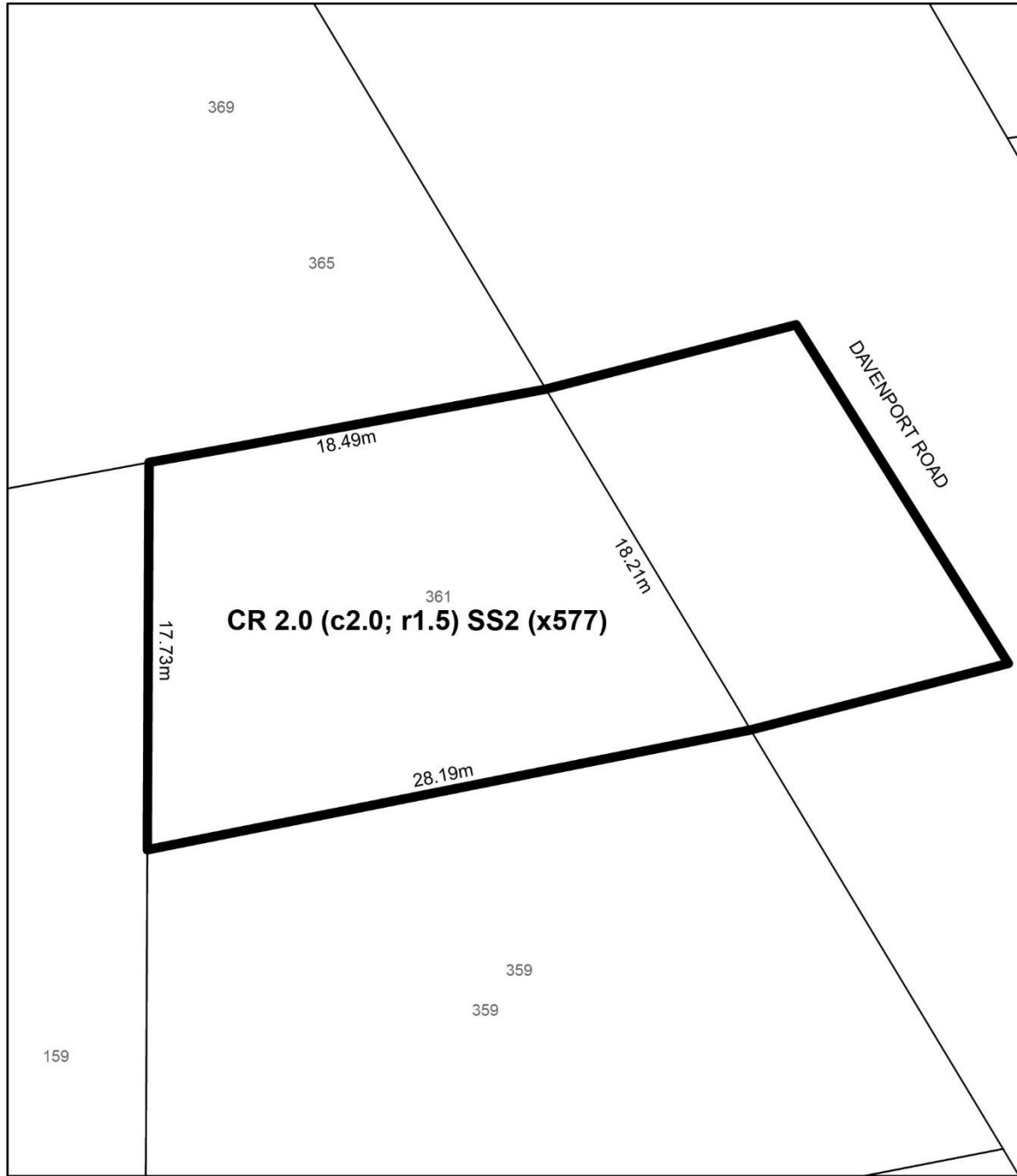
(Seal of the City)



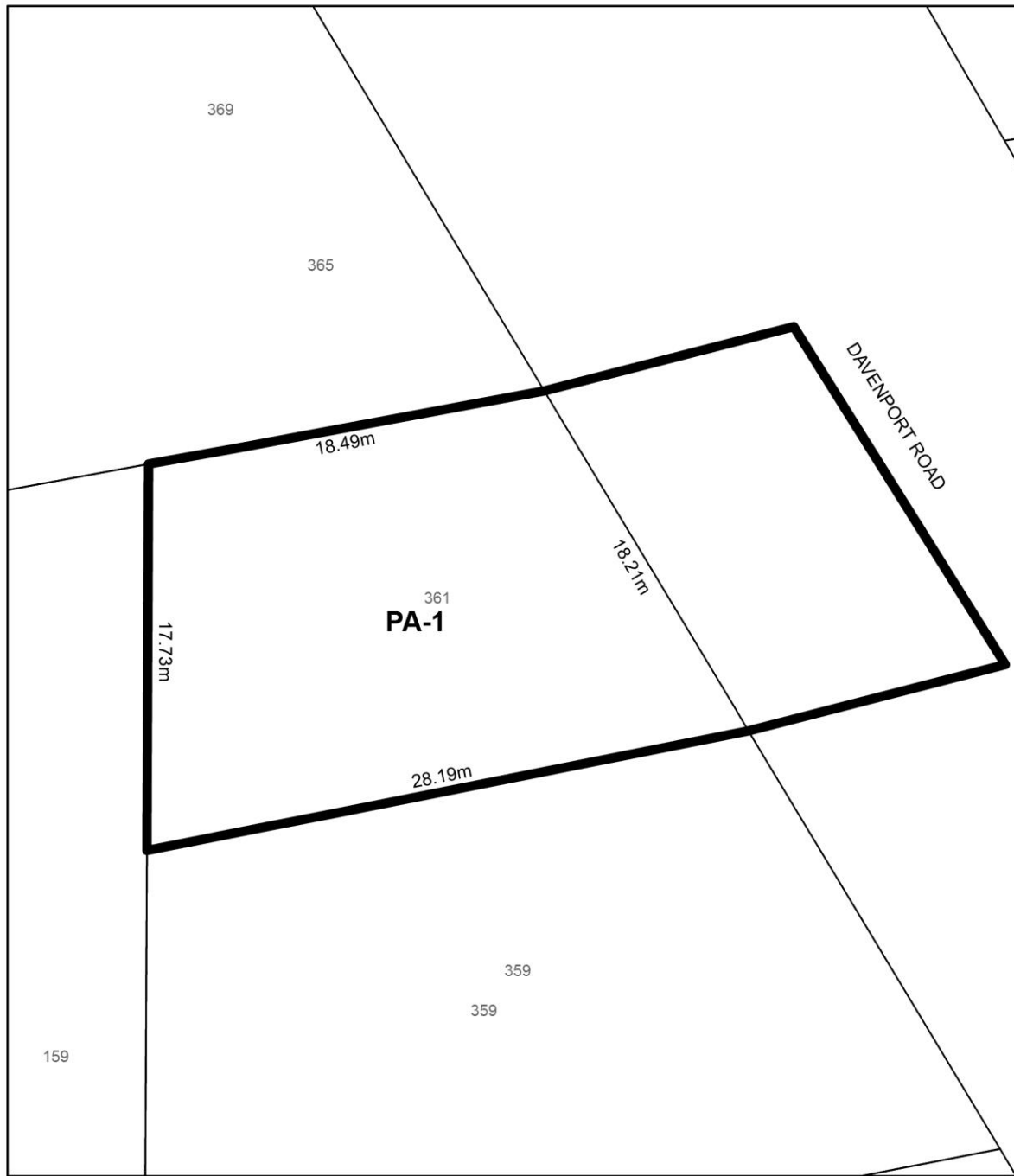
 **TORONTO**  
Diagram 1

**361 Davenport Road**

File # 20 195008 STE 11 OZ



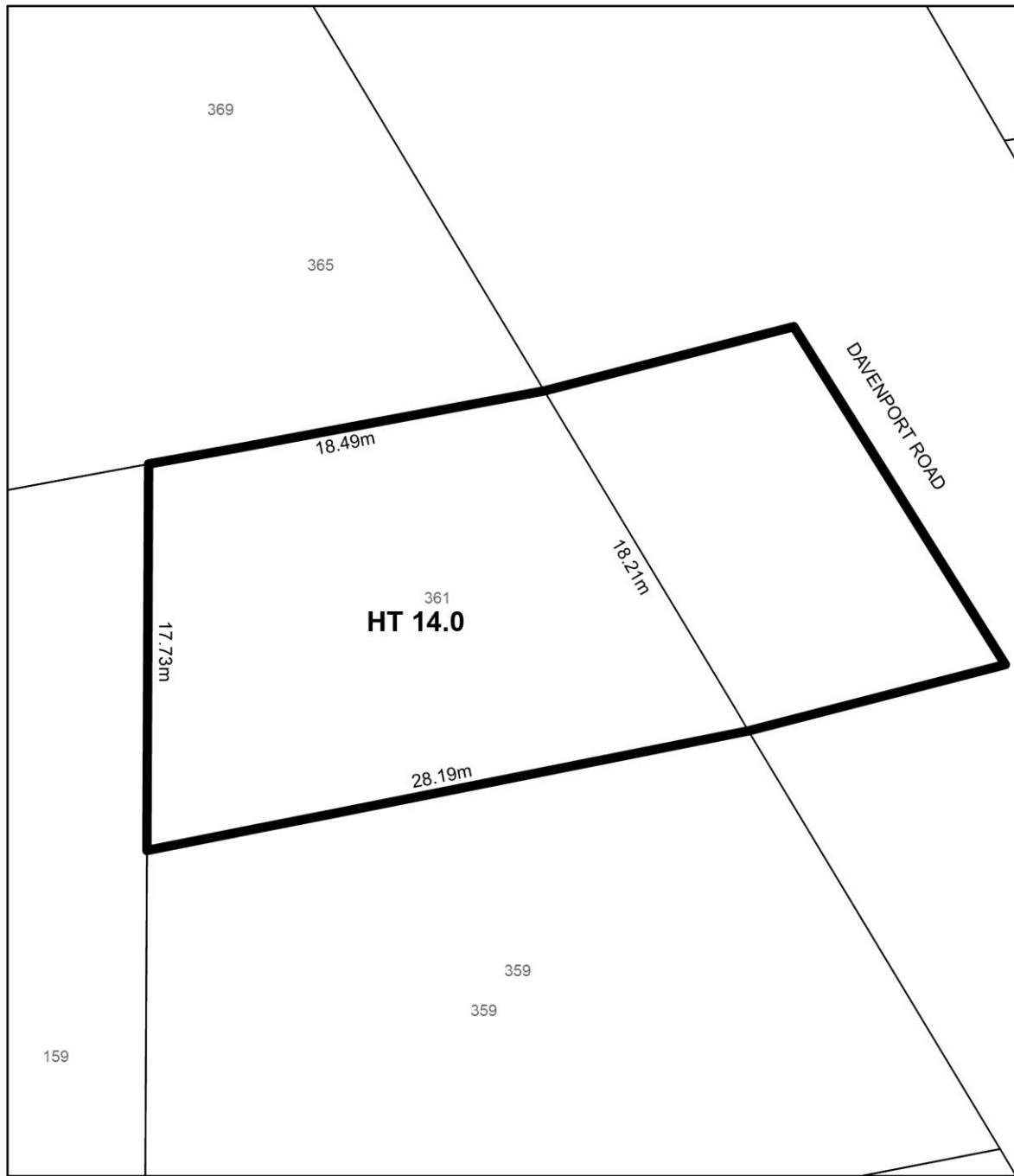


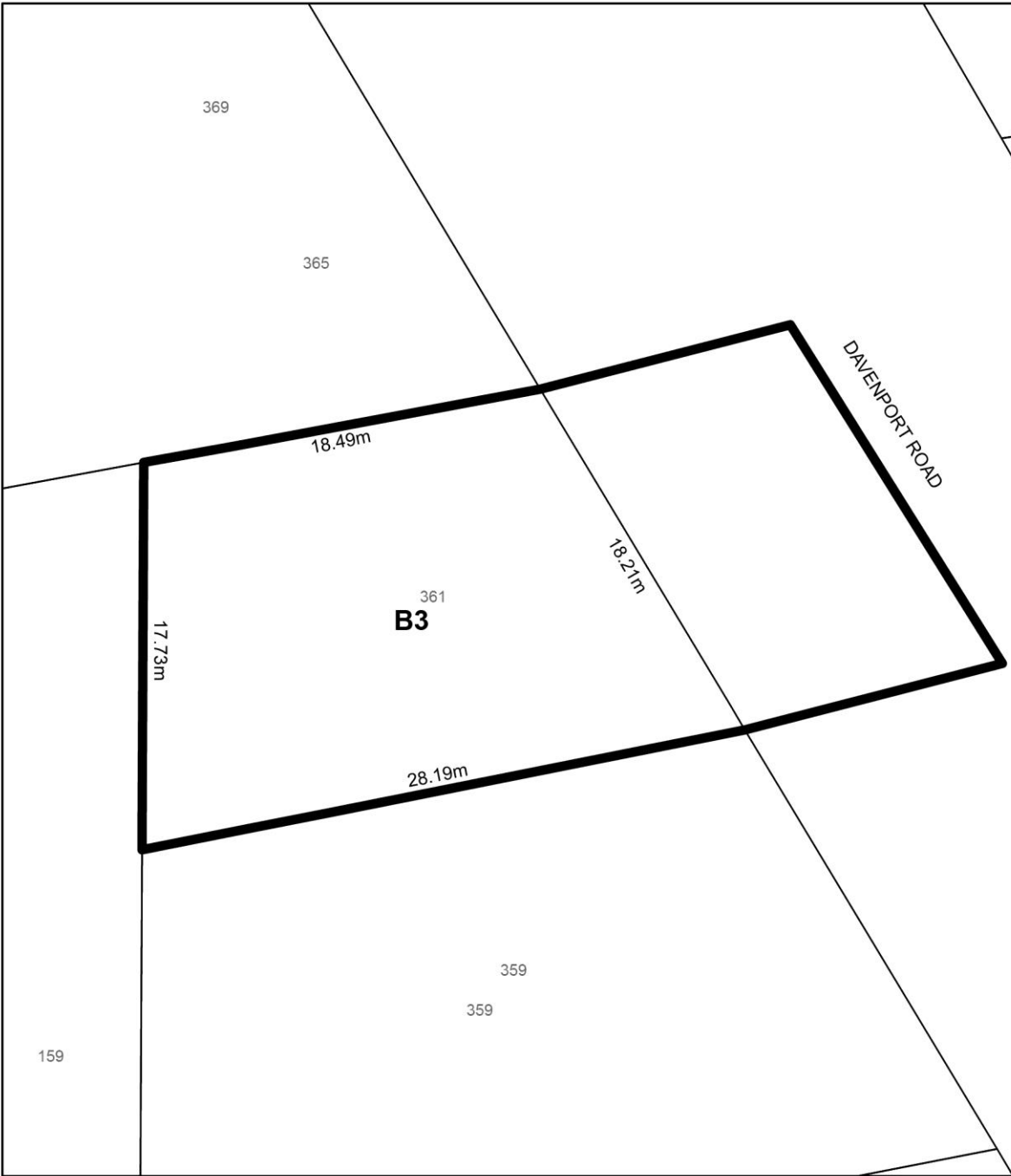


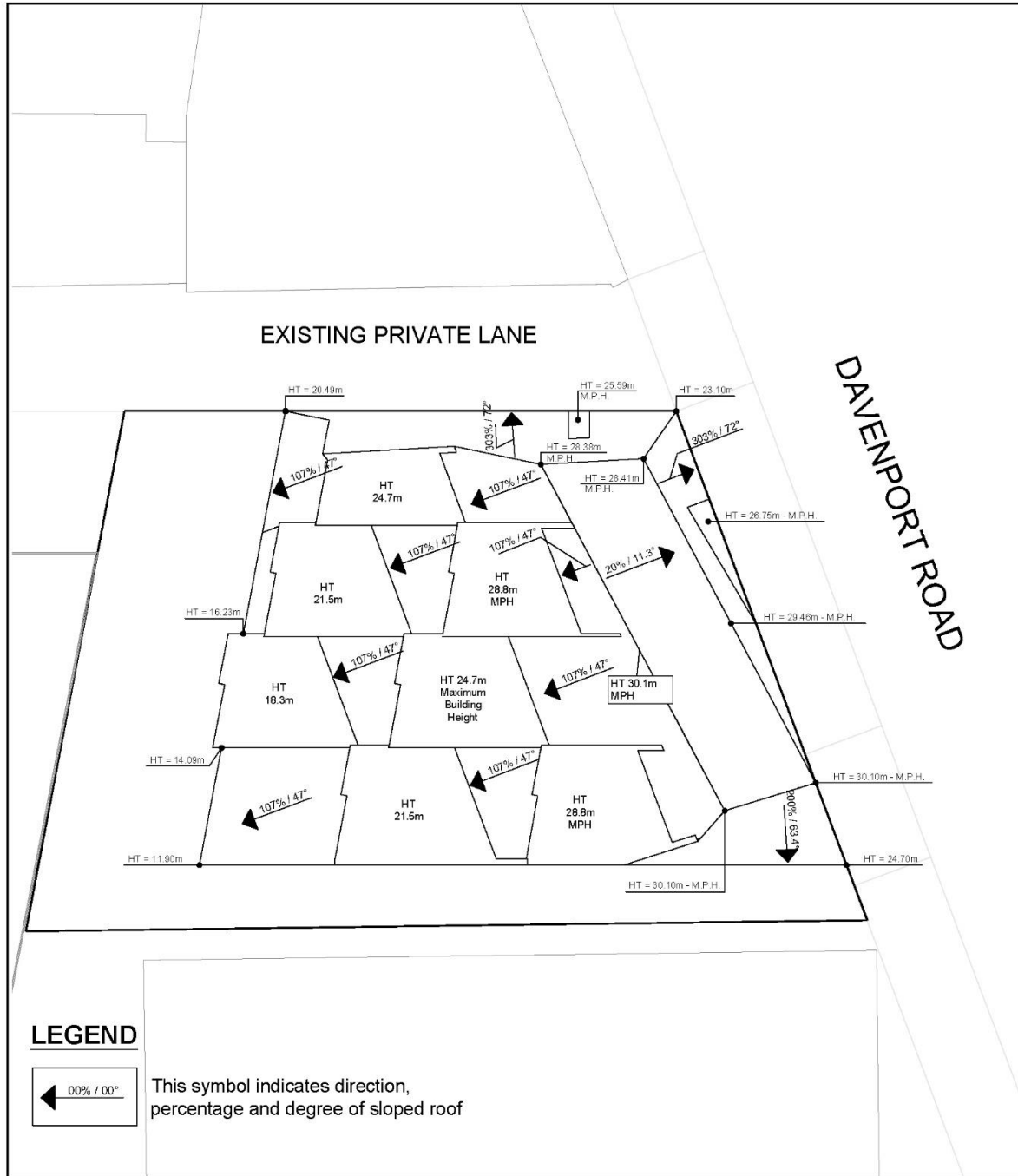
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Diagram 3

**361 Davenport Road**

File # 20 195008 STE 11 OZ



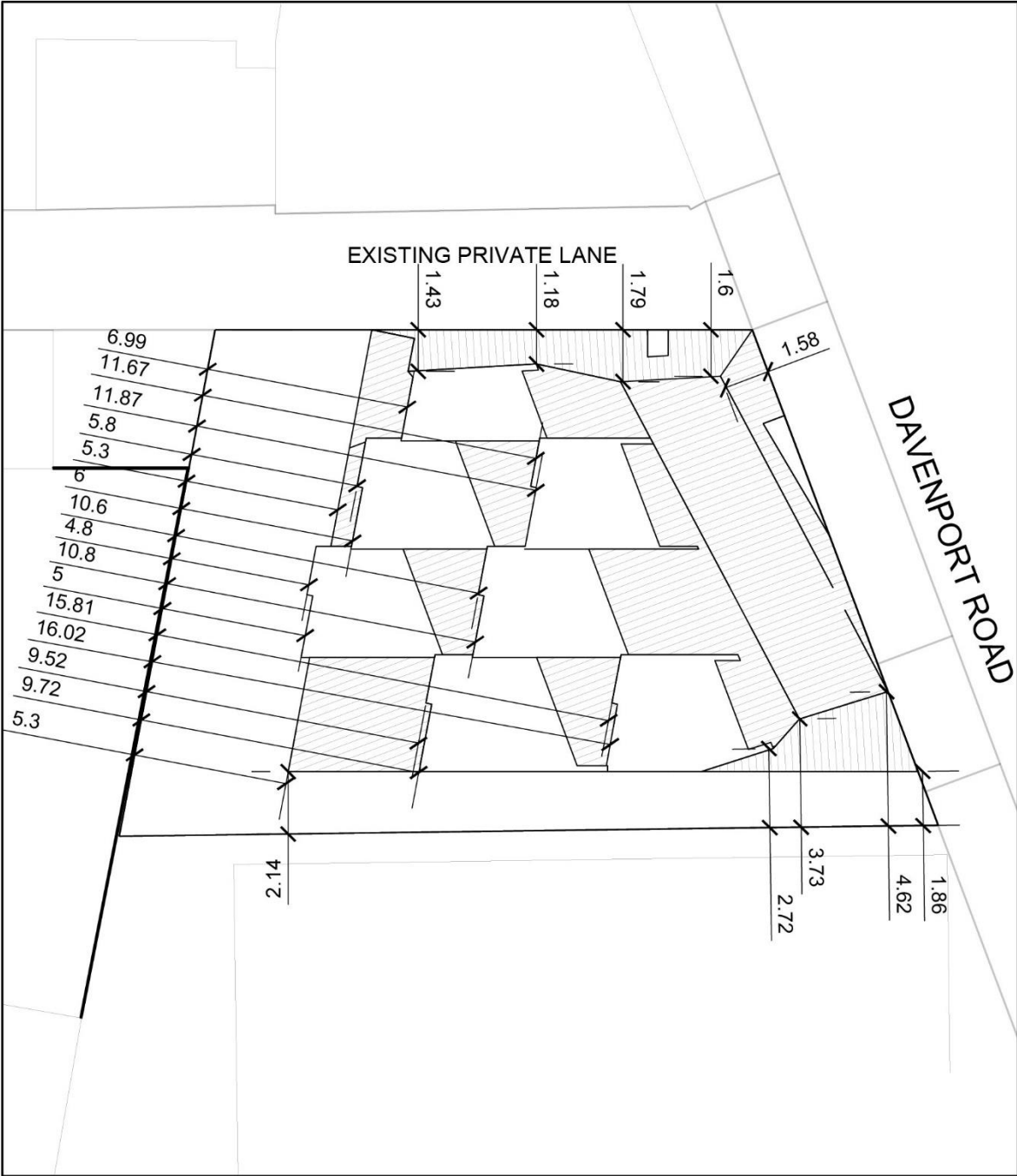




**TORONTO**  
 Diagram 6

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Diagram 7

**361 Davenport Road**

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