

Authority: Toronto and East York Community Council
Item ●, adopted as amended, by City of Toronto Council on January 24, 2024

CITY OF TORONTO

BY-LAW #####-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as a portion of 111 Davisville Avenue and 141 Davisville Avenue.

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*; and

Whereas pursuant to Section 39 of the *Planning Act*, as amended, the Council of a Municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the By-law;

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, except as otherwise provided.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.2.10 respecting the lands outlined in heavy black lines from a zone label of R (d0.6) (x913) to a zone label of R (d0.6) (x**191**), as shown on Diagram 2 attached to this by-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number **191** so that it reads:

(191) Exception R 191

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 lands municipally known in the year 2023 as 111 and 141 Davisville Avenue as shown on Diagram 1 to By-law #####-2024, if the requirements of By-law #####-2024 **[Clerks to provide number]** are complied with, a **building** may be constructed, used or enlarged in compliance with Regulations **(B)** to **(HH)** below;
- (B) Despite Regulation 10.10.40.1(5), the **buildings** and **structures** permitted on the **lot** include Building A and Building B as shown on Diagram 3 of By-law #####-2024 **[Clerks to provide number]**;

- (C) “**lot**” consists of the lands delineated by heavy lines on Diagram 1 attached to By-law #####-2024 [**Clerks to provide number**];
- (D) In addition to the permitted uses in Clauses 10.10.20.10 and 10.10.20.20, with respect to Building A and Building B as shown on Diagram 3 attached to By-law #####-2024 [**Clerks to provide number**], the following non-residential uses are permitted below ground:
- (i) **public parking** facility in Building A and Building B;
 - (ii) “car share” **parking spaces** in Building A;
 - (iii) **market garden** in Building B to a maximum **gross floor area** of 300 square metres and provided that a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale;
 - (iv) **recreation use** in Building B to a maximum gross floor area of 700 square metres
- (B) Regulation 10.10.40.30(1)(B) with respect to **building depth** does not apply;
- (E) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 154.0 metres and the elevation of the highest point of the **building** or **structure**;
- (F) Despite Regulations 10.10.40.10(1) and (7), the permitted maximum height for Building A and Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**] is:
- (i) With respect to Building A, the number in metres following the “HT” symbol as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**];
 - (ii) With respect to Building B, the height of such **building**, inclusive of all rooftop projections, as it existed on the **lot** at the time of the passing of By-law #####-2024, in addition to permitted projections for the functional operation of a **building** as set out in regulation 10.5.40.10(3);
- (G) Despite Regulations 10.5.40.10.(2)(A) and (3), and 10.10.40.10 (9), and (10), and [\(E\)\(i\)](#) above, the following equipment and **structures** may project beyond the permitted maximum height of Building A shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**]:
- (i) equipment used for the functional operation of the **building** such as electrical, utility, mechanical and ventilation equipment, elevator shafts and elevator machine rooms to a maximum of 7.0 metres;
 - (ii) stairs, enclosed stairwells, roof access, maintenance equipment storage, chimneys, pipes, vents and cooling towers, **building** maintenance units, and window washing equipment, may further exceed the permitted maximum height projection in [\(i\)](#) to a maximum of 3.0 metres;

- (iii) antennae, may further exceed the permitted maximum height projection in [\(i\)](#) to a maximum of 4.0 metres;
 - (iv) elements and **structures** associated with a **green roof**, may further exceed the permitted maximum height projection in [\(i\)](#) to a maximum of 1.5 metres;
 - (v) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in [\(i\)](#) above, by a maximum of 7.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety, wind or noise protection to rooftop **amenity space**, by a maximum of 4.5 metres;
 - (vii) outdoor furniture, bollards and wheelchair ramps, by a maximum of 2.0 metres;
 - (viii) architectural features and parapets, by a maximum of 1.2 metres; and
 - (ix) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (H) Despite Regulation 10.5.40.10(4), equipment, **structures** or parts of a **building** that exceed the permitted maximum height for a **building** permitted in [\(F\)\(i\)](#), [\(ii\)](#), and [\(iii\)](#) above may cover 70% of the area of the roof, measured horizontally;
- (I) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of Building A and Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**] is as follows:
- (i) the total **gross floor area** of Building A, must not exceed 24,400 square metres;
 - (ii) the **gross floor area** of Building B, must not exceed the **gross floor area** existing therein at the time of the passing of By-law #####-2024 [**Clerks to provide number**];
 - (iii) In addition to [\(ii\)](#) above, with respect to Building B, the total **gross floor area** for non-residential uses permitted by [\(C\)](#) above, must not exceed 1,000 square metres;
- (J) In addition to the areas listed in Regulation 10.5.40.40.(4), with respect to Building A as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], the following areas also reduce the **gross floor area** of a **building**:
- (i) , electrical, utility, mechanical and ventilation rooms, excluding such areas located in **dwelling units**;
 - (ii) the area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling directly
- (K) Despite Regulation 10.10.40.50(1), with respect to Building A as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], a minimum rate of

3.5 square metres of **amenity space** must be provided for each **dwelling unit**, in accordance with the following:

- (i) a minimum of 1.5 square metres per **dwelling unit** must be provided as indoor **amenity space**; and
 - (ii) indoor pet friendly amenities and bicycle/stroller washing areas are included in the calculation of indoor **amenity space**;
- (L) Despite Regulation 10.10.40.50(1), with respect to Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], **amenity space** existing as of the date of the passing of By-law #####-2024 [**Clerks to provide number**], is deemed to comply with the requirements of By-law 569-2013, as amended;
- (M) Despite Clauses 10.5.40.70 and 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law #####-2024 [**Clerks to provide number**];
- (N) Despite Regulation 10.10.40.80(1), the required minimum separation distance of **main walls** are as shown in metres on Diagram 3 of By-law #####-2024 [**Clerks to provide number**];
- (O) Despite Clauses 10.5.40.50, 10.5.40.60, and Regulations (L) and (M) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setbacks** and **main wall** separation distances shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**] as follows:
- (i) Balconies to a maximum of 1.5 metres;
 - (ii) Canopies and awnings to a maximum 3.0 metres;
 - (iii) Site servicing features and window washing equipment including **building** maintenance unit or crane to a maximum of 3.0 metres;
 - (iv) Trellises and pergolas to a maximum of 5.0 metres;
 - (v) Guardrails, balustrades and light fixtures to a maximum of 3.0 metres;
 - (vi) Panels and cladding added to the exterior surface of the **main wall** of a **building** to a maximum of 0.5 metres;
 - (vii) Architectural or ornamental features, such as pilaster, decorative column, cornice, sill, belt course, or chimney breast and window projection, to a maximum of 1.0 metres;
 - (viii) Eaves to a maximum of 0.5 metres;
 - (ix) Satellite dishes, antennae, vents and pipes, safety and wind mitigation/protection features, to a maximum of 1.0 metres;

- (x) Art, outdoor amenity, children's play area, landscaping features, privacy screens, planters, retaining walls, and ventilation shafts to a maximum of 4.0 metres; and
- (xi) Stairs, enclosed stairwells, bollards, guards, guard rails, railings, safety railings, enclosed stairwells, ramps to underground parking areas and associated **structures**, wheelchair ramps, access ramps and elevating devices if it is no closer to a **lot line** than 0.6 metres;
- (P) Despite regulation 10.5.50.10(4), the **lot** must have:
 - (i) a minimum of 15% of the area of the **lot** will be used for **landscaping**, and
 - (ii) a minimum of 25% of the **landscaping** required in (i) above, must be **soft landscaping**;
- (Q) Despite regulation 10.5.50.10(5), a 1.5 metre wide strip of **soft landscaping** along any part of a **lot** line abutting another **lot** in the Residential Zone category is not required;
- (R) Despite Regulation 10.5.100.1(4), any **driveways** on the **lot**, existing as of the date of the passing of By-law ~~####~~-2024 [**Clerks to provide number**], are deemed to comply;
- (S) Despite Regulation 10.5.100.1(5), with respect to Building A and Building B as shown on Diagram 3 of By-law ~~####~~-2024 [**Clerks to provide number**], an unobstructed vehicular access between the **street** and the principal entrance so that a **vehicle** can enter and leave the **lot** while driving forward in one continuous movement is not required;
- (T) Despite Regulation 200.5.1(3), any **drive aisles** on the **lot**, existing as of the date of the passing of By-law ~~####~~-2024 [**Clerks to provide number**], are deemed to comply with the requirements of By-law 569-2013, as amended;
- (U) Despite Regulations 10.5.80.1(1), 10.5.80.10(1), 200.5.1(2) and 200.10.1(1) and (2), parking spaces for residents and visitors may be provided on a non-exclusive basis and may be located:
 - (i) within a **public parking** facility on the **lot**; and
 - (ii) on lands municipally known in the year 2023 as 111 Davisville Avenue;
- (V) Despite Regulations 200.5.1.10 (2), (3), and (14), and (Z) below, and Clause 200.15.1, any **parking space** and an accessible **parking space** on the **lot** existing as of the date of the passing of By-law ~~####~~-2024 [**Clerks to provide number**], is deemed to comply with the requirements of By-law 569-2013, as amended, and may be used to satisfy the requirements of Regulations (X) and (Z) below;
- (W) Despite Regulation 200.5.1.10(2)(A)(ii) and (iv), a maximum of 10 percent of the total number of **parking spaces** provided may have a minimum required **parking**

space width of 2.6 metres with or without a fixed object or obstruction within 0.3 metres of one or both sides of the **parking space**, measured at right angles;

- (X) Despite Regulation 200.5.1.10(2)(D), electric **vehicle** infrastructure, including electrical **vehicle** supply equipment or an **energized outlet**, does not constitute an obstruction to a **parking space**;
- (Y) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided as follows:
 - (i) A minimum of 2 **parking spaces** plus 0.01 **parking space** per **dwelling unit** must be provided for residential visitors; and
 - (ii) Despite (i) above, with respect to Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], no **parking spaces** are required for visitors;
 - (iii) With respect to Building B as shown on Diagram 3 of of By-law #####-2024 [**Clerks to provide number**], no **parking spaces** are required for non-residential uses;
- (Z) Regulation 200.5.10.11(1)(C) as it relates to **parking space** requirements for a **lawfully existing building** does not apply;
- (AA) Despite Regulations 200.15.1(1) and (3), with respect to Building A as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], accessible **parking spaces** must comply with the following provisions:
 - (i) an accessible **parking space** must have the following dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.4 metres; and
 - (c) vertical clearance of 2.1 metres; and
 - (ii) a 1.5-metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**;
- (BB) Regulation 200.15.1(4) with respect to the location of accessible **parking spaces** does not apply;
- (CC) Despite Regulations 200.15.10.5(3) and Table 200.15.10.5, with respect to **dwelling units** in Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], no new accessible **parking spaces** are required;
- (DD) Despite Regulations 220.5.10.1 (2) and 220.5.10.11(3), with respect to Building A and Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**]:

- (i) a minimum of one Type "G" **loading space** must be provided in Building A; and
 - (ii) a minimum of one Type "C" **loading space** must be provided for Building B;
- (EE) Despite Regulation 230.5.1.10(9), with respect to Building A as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], a required "long-term" **bicycle parking space** for a **dwelling unit** may be located:
- (i) on the first **storey** of the **building**;
 - (ii) on the second **storey** of the **building**;
 - (iii) on a partial mezzanine level located between the first **storey** and the second **storey** of the **building**; and
 - (iv) on levels of the **building** below-ground;
- (FF) Despite Regulations 230.5.1.10(10), 230.5.10.1(1) and (5) and Table 230.5.10.1(1), with respect to Building A and Building B as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], **bicycle parking spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) A minimum of 0.9 "long-term" **bicycle parking spaces** per **dwelling unit** in Building A; and
 - (ii) A "short-term" and "long-term" **bicycle parking space** on the **lot** may be located in a **stacked bicycle parking space**; and
 - (iii) No **bicycle parking spaces** are required for **dwelling units** in Building B;
- (GG) Regulation 230.10.1.20(2) with respect to the location of "short-term" **bicycle parking spaces** relative to a **building** entrance does not apply, provided that a **bicycle parking space** may not be located above the first **storey** of a **building** and not within the third level below-ground of a **building** on the **lot**;
- (HH) Despite any Regulation of this Exception and of By-law 569-2013, as amended, Building B shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**] may be occupied by residents during construction of Building A without the provision of required **parking spaces**;
- (II) For the purpose of this exception, each word or expression that is in bold font in this exception shall have the same meaning as each word or expression as defined in Chapter 800 of this By-law, as amended, except for the following:
- (i) "Building A" means an addition to Building B on the **lot** as shown on Diagram 3 of By-law #####-2024 [**Clerks to provide number**], including portions below ground;
 - (ii) "Building B" means the existing **apartment building** municipally known as 141 Davisville Avenue as shown on Diagram 3 of By-law #####-2024

[Clerks to provide number], including portions below ground and an underground **parking garage**, and enclosed garage entry ramp, located on the **lot** in the year 2023;

- (iii) “Car share” or “car sharing” means the practice where a number of people share the use of one of more motor **vehicles** that are owned by a for-profit or non-profit “car-sharing” organization and where such organization may require that use of motor **vehicles** be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the “car-sharing” organization, including the payment of a membership fee that may or may not be refundable;
- (iv) “Car share **parking space**” means a **parking space** exclusively reserved and signed for a motor **vehicle** used only for “car-share” purposes;

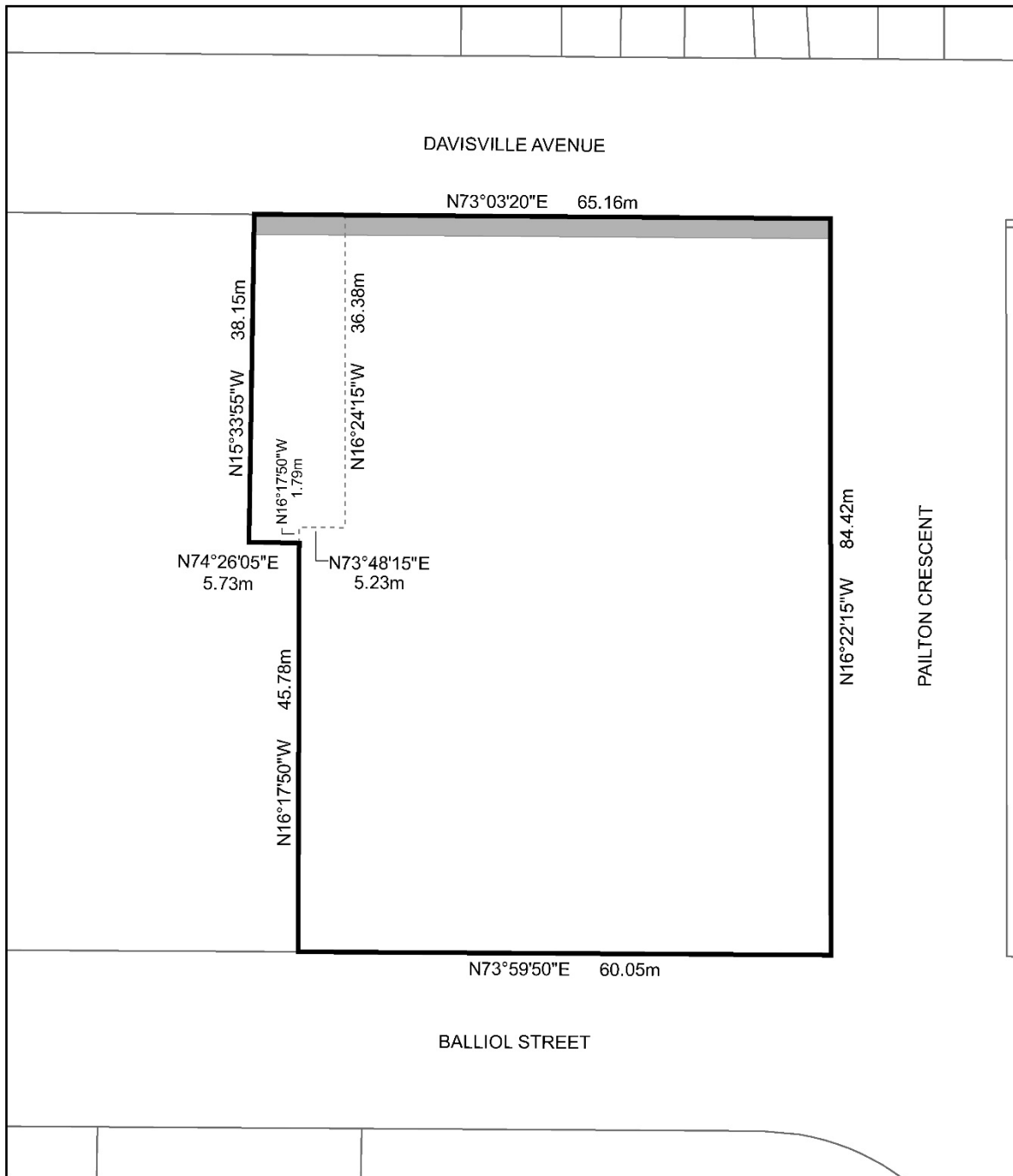
Prevailing By-laws and Prevailing Sections: (none)

- 5. Despite any existing or future severance, partition or division of the **lot** shown on Diagram 1 of By-law ~~####~~-2024 **[Clerks to provide number]** the provisions of this By-law and By-law 569-2013, as amended, shall apply to the whole of the **lot** as if no severance, partition or division had occurred.
- 6. Temporary Use:
 - (A) None of the provisions of this Exception, or By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales, leasing or construction office, which is a temporary **building, structure**, facility, or trailer or portion thereof, with a maximum height of 5.0 metres, used exclusively for the purpose of marketing or sale of **dwelling units** in Building A as shown on Diagram 3 of By-law ~~####~~-2024 **[Clerks to provide number]** on the lands to which this By-law applies for a period of three (3) years from the date this By-law comes into full force and effect.

Enacted and passed on ●, 2024.

Frances Nunziata,
Speaker
(Seal of the City)

John D. Elvidge,
City Clerk




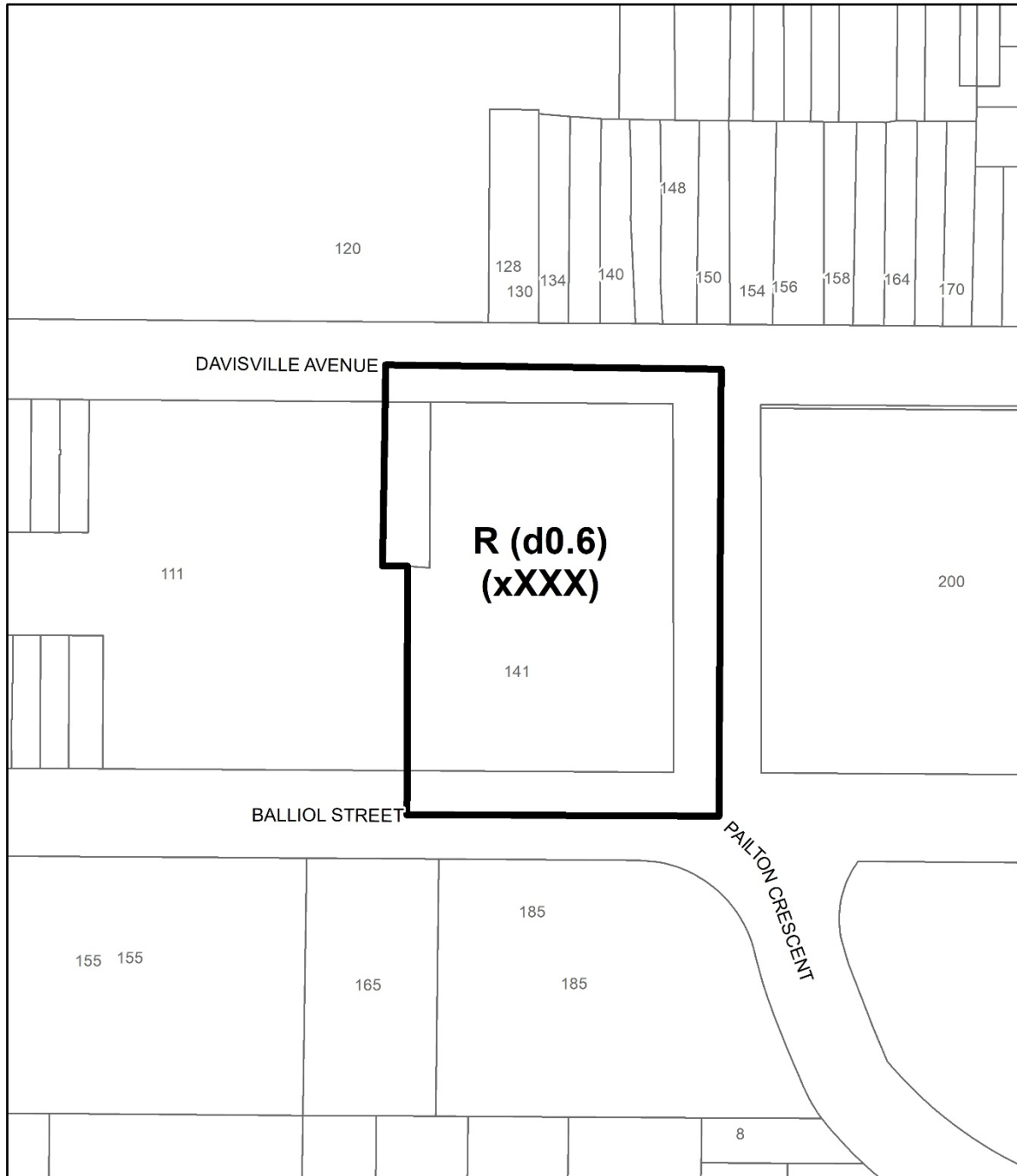
 **TORONTO**
Diagram 1

111 And 141 Davisville Avenue

File # 22 165979 STE 12 0Z

 2.3 Metre Road Widening



City of Toronto By-law 569-2013
Not to Scale
12/08/2023

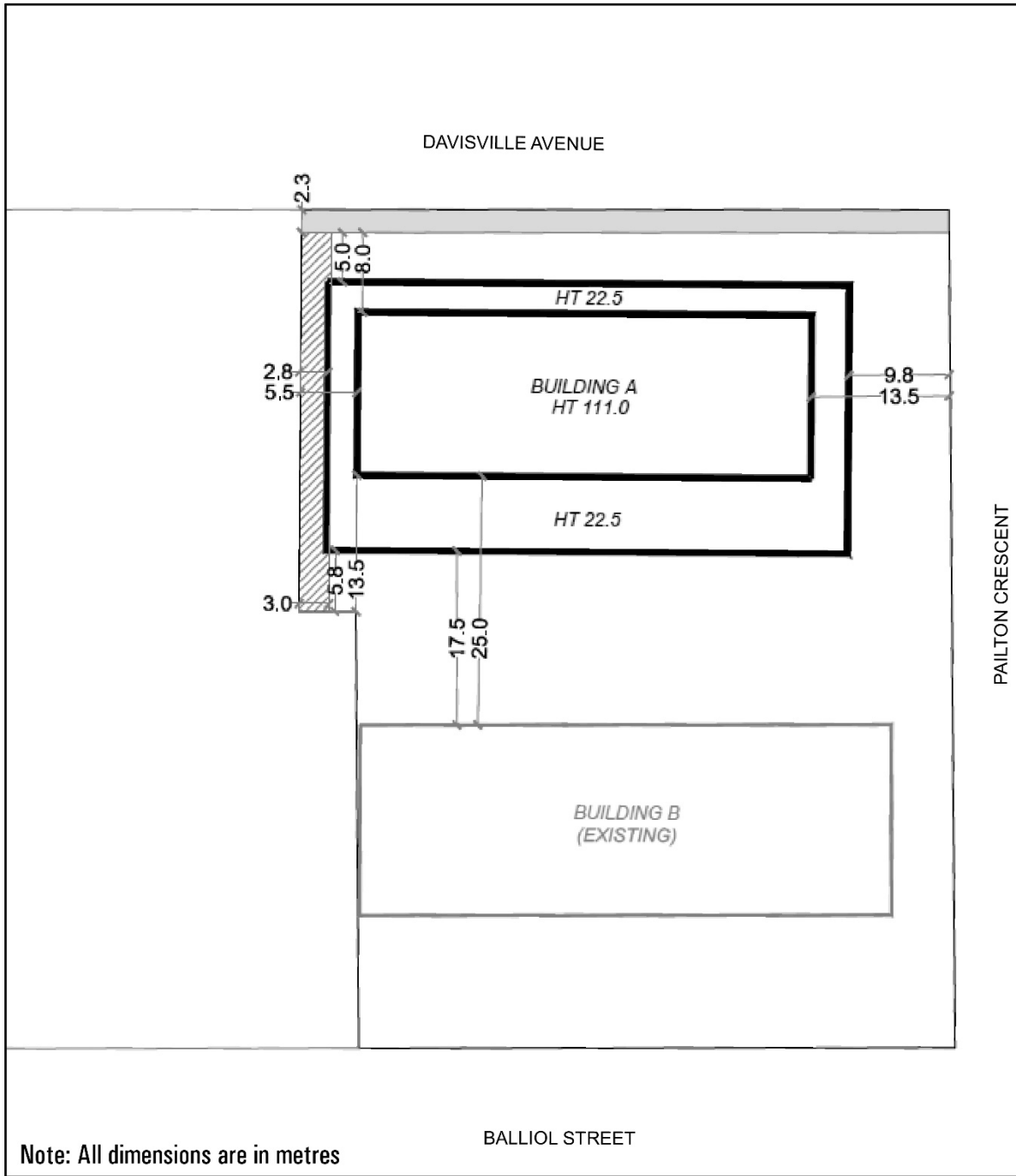


 **TORONTO**
Diagram 2

111 And 141 Davisville Avenue

File # 22 165979 STE 12 0Z


City of Toronto By-law 569-2013
Not to Scale
12/08/2023




 **TORONTO**
Diagram 3

111 And 141 Davisville Avenue

File # 22 165979 STE 12 0Z

-  2.3 Metre Road Widening
-  3.0 Metre Mid-Block Connection At Grade


City of Toronto By-law 569-2013
Not to Scale
01/22/2024