

Attachment 6: Zoning By-law Amendment

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

CITY OF TORONTO

BY-LAW XX-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 245 and 247 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, as amended; and

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CR 2.0 (c2.0; r1.5) SS2 (XXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number XXXX so that it reads:

(XXXX) Exception CR (XXXX)

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 as 245-247 Davenport Road, as shown on Diagram 1 of By-law [Clerks to insert By-law XX], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B)

to (H) 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 118.95 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure**, including the mechanical penthouse, is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law XX];
- (D) Despite Regulations 40.5.40.10(3) to (8) and (B) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law XX]:
 - (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, overruns, chimneys, vents by a maximum of 3.50 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 3.50 metres;
 - (iii) **building** maintenance units, window washing equipment, chillers, flues, and cooling towers, by a maximum of 3.0 metres;
 - (iv) light standards, seating areas, wheelchair ramps, retaining walls, public art, children's play equipment and associated platforms and **structures**, canopies and awnings, by a maximum of 2.0 metres;
 - (v) antennae, flagpoles and satellite dishes, by a maximum of 2.0 metres;
 - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 2.0 metres;
 - (vii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres; and
 - (viii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;

- (E) Despite 40.5.40.10(5)(A), the total area of all equipment, structures, or parts of a building exceeding the permitted maximum height for a building may cover more than 30 percent of the area of the roof, measured horizontally;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8,300 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 8,000 square metres;
 - (ii) the permitted minimum **gross floor area** for non-residential uses is 180 square metres;
- (G) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law XX];
- (H) Despite Regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at the following rate:
 - (i) at least 1.26 square metres of outdoor **amenity space** for each **dwelling unit** of which 40 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (ii) no more than 25 percent of the outdoor component may be a **green roof**;
- (I) Despite Clause 40.10.40.60 and (I) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 3.5 metres;
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iii) architectural features, such as a pilaster, decorative column, ribbing, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
 - (iv) a dormer, by a maximum of 1.0 metres; and
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;

- (J) Despite Regulation 40.10.50.10(3), a minimum 0.7 metre wide strip of land used only for **soft landscaping** must be provided along a part of a **lot** line abutting a Residential Zone category.
- (K) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of **parking spaces** may be obstructed on one or both sides in accordance with Regulation 200.5.1.10(2)(D) with no requirement to increase the minimum width by 0.3 metres;
- (L) Despite Clauses 200.15.10.5(1) and 200.15.10.10(1), a minimum of 2 accessible **parking spaces** must be provided and maintained on the **lot**;
- (M) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 115 "long-term" **bicycle parking spaces**; and
 - (ii) 14 "short-term **bicycle parking spaces**;
- (N) Despite 230.5.1.10(9)(A), required "long-term" **bicycle parking spaces** may be located on any level of the **building** located below-ground;

Prevailing By-laws and Prevailing Sections: (None Apply)

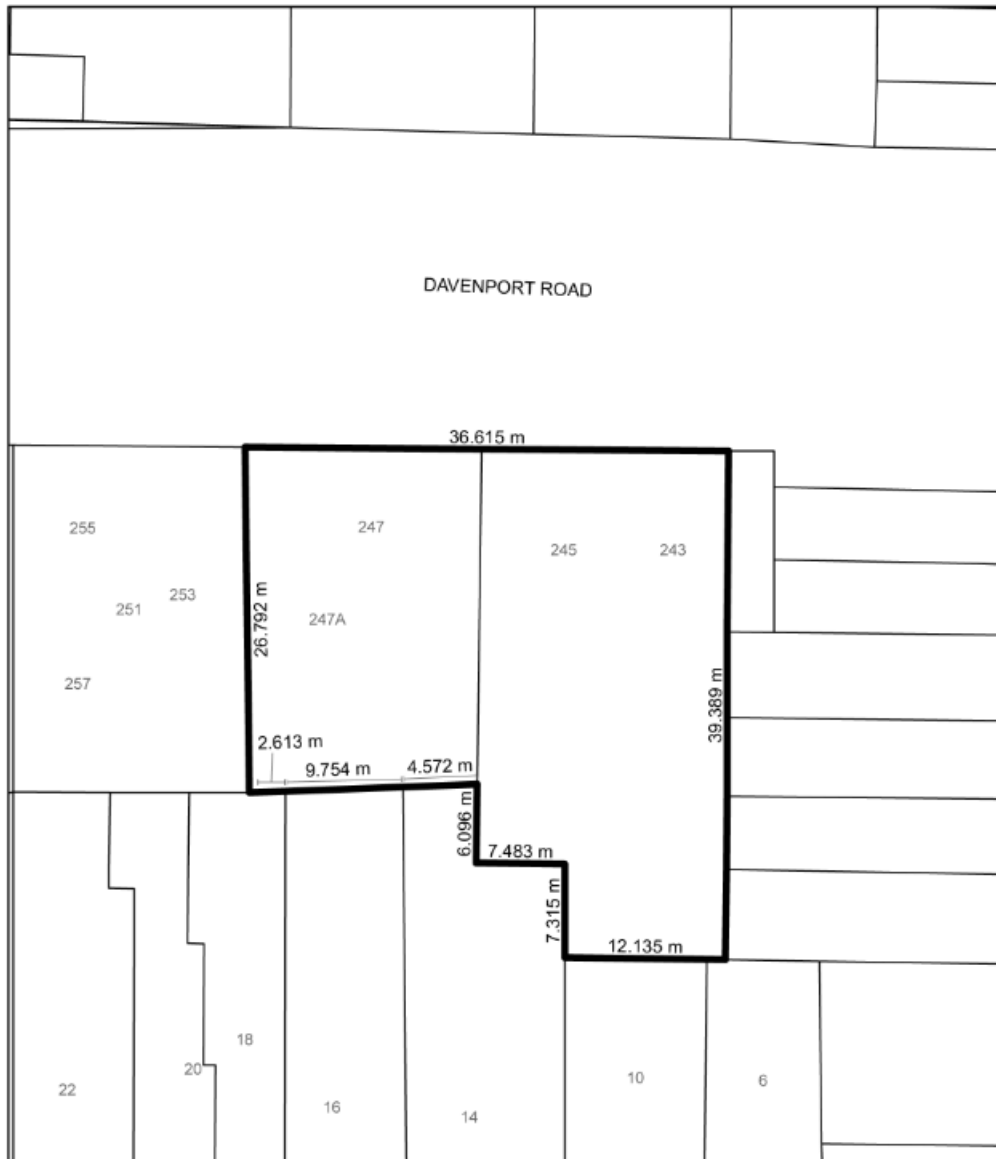
5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed this XX day of XX, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

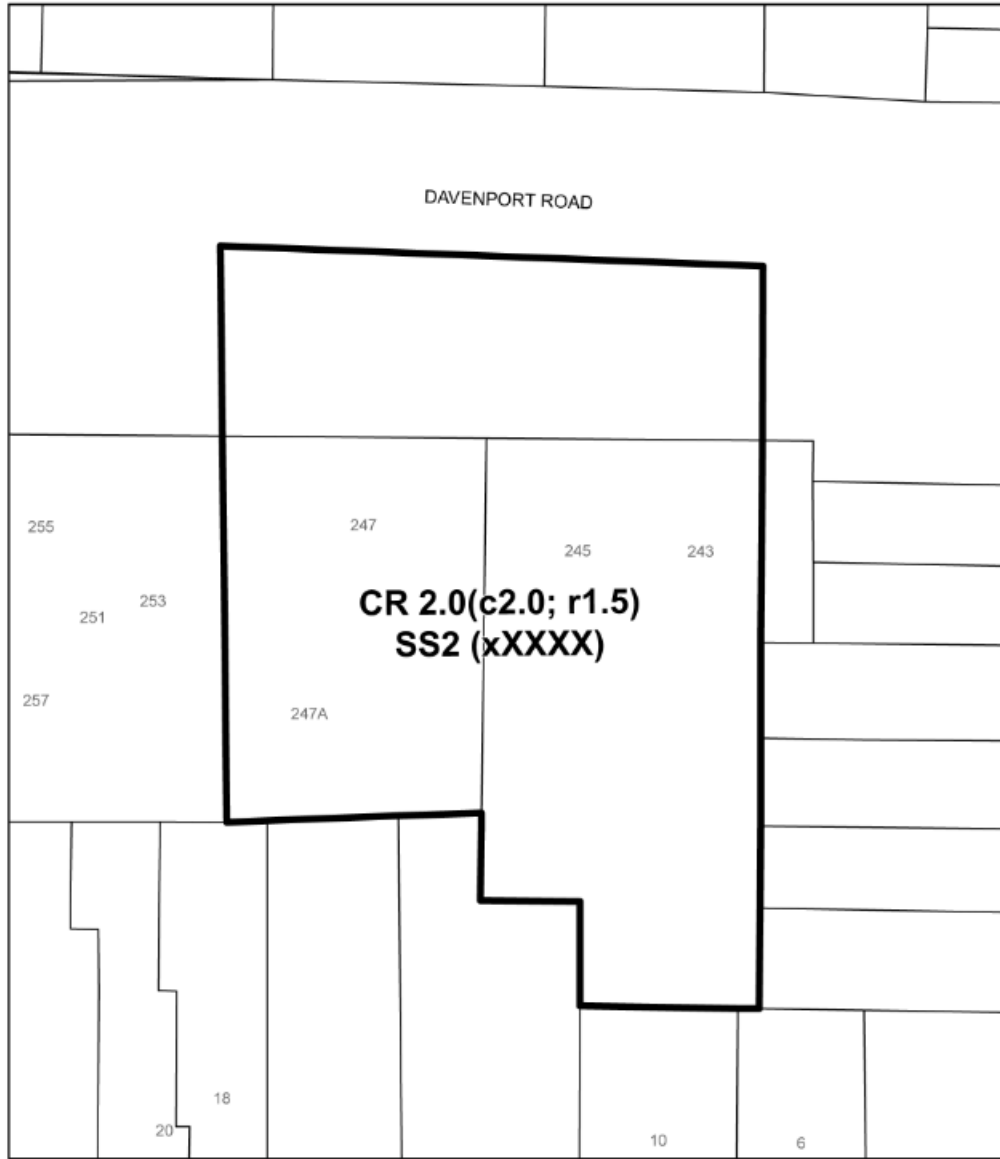
(Seal of the City)



 **TORONTO**
Diagram 1

245-247 Davenport Road

File # 24 1135612 STE 11 OZ



 **TORONTO**
Diagram 2

245-247 Davenport Road

File # 24 1135612 STE 11 OZ

