

Attachment 5: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item TE24.16, as adopted by City of Toronto Council on ~, 2025

CITY OF TORONTO

BY-LAW ###-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2720, 2726 and 2734 Danforth 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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 from a zone label of CR 3.0 (c2.0; r2.5) SS2 (x2219) to a zone label of (H) CR 3.0 (c2.0; r2.5) SS2 (x1154) 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 1154 so that it reads:

(1154) Exception CR 1154

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 2720, 2726 and 2734 Danforth Avenue, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) 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 130.1 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,000.0 square metres, of which:
 - (i) the required minimum **gross floor area** for non-residential uses is 60.0 square metres to be provided on the ground floor along the portion of the **building** facing the **lot line** abutting Danforth Avenue;
- (D) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.4 metres;
- (F) In addition to the areas in a **building** listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following areas also apply to reduce the **gross floor area** of a **building**:
 - (i) all **parking spaces, loading spaces** and **bicycle parking spaces**, and associated vehicular circulation areas;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms, including a **geo-energy** facility;
 - (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building**;
- (G) Despite regulations 40.10.40.10(2) and (4), the permitted maximum height of a **building** or **structure** is the number in metres following the letters

"HT" as shown on Diagrams 3 of By-law [Clerks to insert By-law number];

- (H) Despite regulations 40.5.40.10(3) to (8), and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, excluding a mechanical penthouse, by a maximum of 4.0 metres;
 - (iii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (vi) planters, **landscaping** features, guard rails, patios, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
 - (viii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to **amenity space**, by a maximum of 4.0 metres;
- (I) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;
- (J) Despite regulation 40.10.40.1(3) a **building** with a **dwelling unit** may be located so that another **building** is between any **main wall** of the **building** and the **street** on which the **building** fronts;
- (K) The first storey of the **building** is subject to the following requirements:
- (i) a minimum of 20 percent of the **lot frontage** abutting Danforth Avenue as non-residential uses; and
 - (ii) a maximum of 70 percent of the **lot frontage** abutting Danforth Avenue for residential uses;

- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) no indoor **amenity space** is required;
 - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**;
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (M) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagrams 3 of By-law [Clerks to insert By-law number];
- (N) Despite regulation 40.10.40.80(2) the required separation of **main walls** are as shown in metres on Diagrams 3 of By-law [Clerks to insert By-law number];
- (O) Despite regulations 40.5.40.60(1), 40.10.40.60, and (M) and (N) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
 - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
 - (vii) eaves, by a maximum of 1.5 metres;
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres;
- (P) Despite regulation 200.5.10.1 and Table 200.5.10.1, no **parking spaces** are required on the **lot**;

- (Q) Despite regulation 200.15.10.1 and Table 200.15.10.1, no accessible **parking spaces** are required on the **lot**;
- (R) Despite regulation 220.5.10.1(1), no **loading spaces** are required;
- (S) Despite regulation 230.5.1.10(4)(B), the required minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
 - (i) vertical clearance of 1.80 metres;
 - (ii) width of 0.45 metres; and
 - (iii) horizontal clearance from the wall of 1.10 metres;
- (T) Despite regulation 230.5.1.10(4)(C), the required minimum dimensions of a **stacked bicycle parking space** are:
 - (i) length of 1.2 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.8 metres;
- (U) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 60 metres from a pedestrian entrance to a **building** on the **lot**;
- (W) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 50 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) **dwelling units**, as described in (i) above, may be converted using accessible or adaptable design measures such as knock-out panels.

Prevailing Sections and Prevailing By-laws: (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.
- 6. Holding Symbol Provisions:
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines

on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and

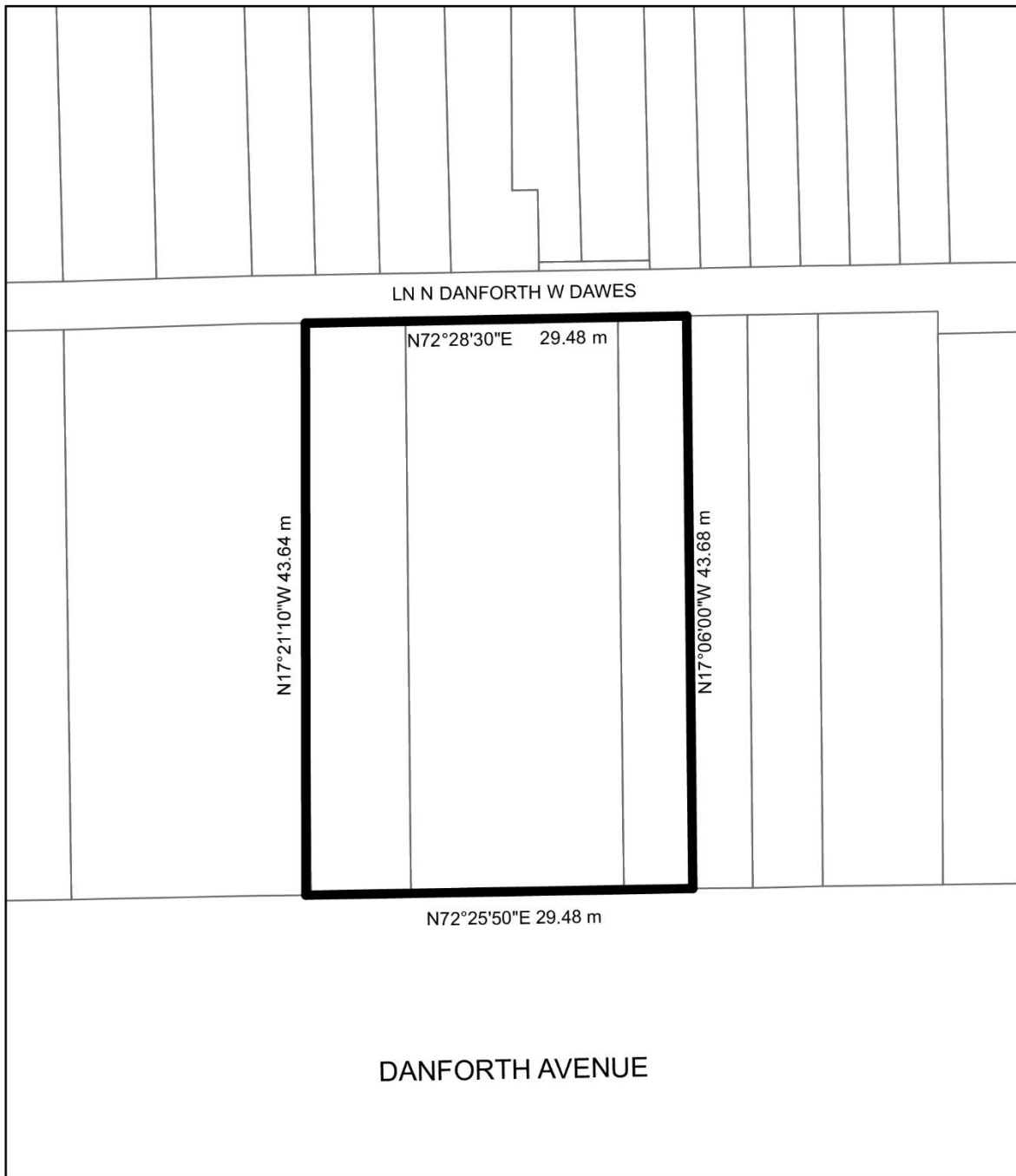
- (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following is fulfilled:
- (i) The owner submitting to the Chief Engineer & Executive Director of Engineering and Construction Services for review and acceptance, prior to approval of the rezoning application, a Functional Servicing Report to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development.

Enacted and passed on [DATE], 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

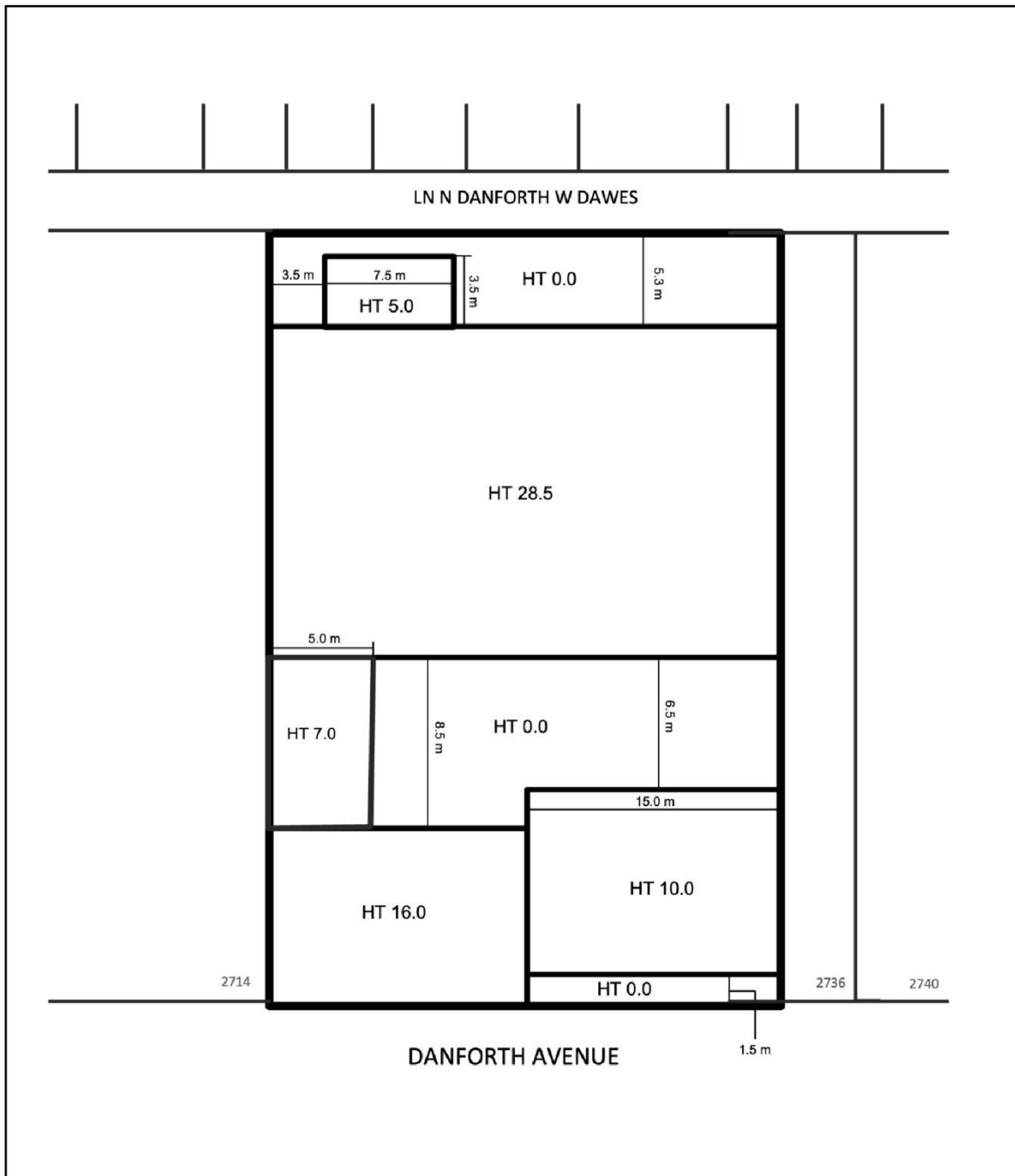


 **TORONTO**
Diagram 1

2720-2734 Danforth Avenue

File # 20 113131 STE 19 0Z





Toronto
Diagram 3

2720-2734 Danforth Avenue

File # 20 113131 STE 19 0Z