

Attachment 6: Draft Zoning By-law Amendment

Authority: **Toronto and East York Community Council** Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2451-2495 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 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, 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 CR 3.0 (c2.0; r2.5) SS2 (x2219) to a zone label of CR 3.0 (c2.0; r2.5) SS2 (x1200) 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 1200 so that it reads:

(1200) Exception CR 1200

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 2451-2495 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) For the purposes of this exception the **lot line** along Danforth Avenue is the **front lot line**;
- (C) 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 131.3 metres and the elevation of the highest point of the **building** or **structure**;
- (D) In addition to the permitted non-residential uses with conditions listed in regulation 40.10.20.20(1)(A), the following additional uses with conditions are permitted:
 - (i) “Car-sharing”, provided:
 - (a) it is located within a “car-sharing **parking space**”; and
 - (ii) A **kennel**, provided it:
 - (a) be restricted to **premises** used for the boarding and training of dogs and cats or other domestic animals and is not used for the purpose of breeding such animals;
 - (b) is not located above the first **storey**;
 - (c) is accessed only from an entrance abutting a **major street**; and
 - (d) be **ancillary** to a **retail store**.
- (E) Despite regulation 40.10.20.100(1)(A), the permitted total **interior floor area** of all **cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses** and **take-out eating establishments** may not exceed 1,000 square metres;
- (F) Despite regulation 40.10.20.100(1), the permitted total **interior floor area** of a **recreation use** for the purposes of a fitness, exercise or health club may not exceed 2,000 square metres;
- (G) 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** provided the **dwelling units** are located on the second **storey**;

- (H) Despite regulation 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (I) Despite regulations 40.5.40.10(4) to (8) and (H) 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 number]:
- (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, chimneys, and vents, by a maximum of 3.0 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 2.5 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 42,850 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 39,500 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 3,200 square metres;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** and separation distances are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite Clause and 40.10.40.60 and (K) 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 3.0 metres;
 - (ii) canopies and awnings, by a maximum of 4.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of

2.5 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 1.5 metres; and
 - (v) satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (M) Despite regulation 40.5.40.60 and (L) above, a canopy, awning or similar **structure**, with or without structural support, may encroach into a required minimum **building setback** that abuts a **street**, if no part of the canopy, awning or similar **structure** is located more than 6.3 metres above the elevation of the ground directly below it;
- (N) Despite regulation 40.10.90.10(1), a **loading space** may be located on any **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), 10% of the required **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite regulation 200.15.1(1) and (3), accessible **parking spaces** must have the following minimum dimensions:
 - (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5-metre-wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be the **parking spaces** closest to a barrier free:
 - (i) entrance to a **building**;
 - (ii) passenger elevator that provides access to the first **storey** of the **building**; and
 - (iii) the shortest route from the required entrances in (i) and (ii);

- (R) Despite Clause 220.5.10.1, **loading spaces** are to be provided on the **lot** in accordance with the following:
- (i) One Type “A” **loading space**;
 - (ii) One Type “B” **loading space**;
 - (iii) One Type “C” **loading space**; and
 - (iv) One Type “G” **loading space**;
- (S) Despite regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
- (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 1.9 metres;
- (T) Despite regulation 230.5.1.10(4)(A)(i) and (ii), the required minimum dimensions of a **stacked bicycle parking space** are;
- (i) length of 1.6 metres; and
 - (ii) width of 0.4 metres;
- (U) Despite regulation 970.30.15.5(3), no change or shower facilities are required if a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required;
- (V) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 25 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (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;
- (W) For the purpose of this exception,

- (i) “car-share” or “car-sharing” means the practice whereby a number of people share the use of one or more motor **vehicles** and such “car-share” motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
- (ii) “car-share **parking space**” means a **parking space** exclusively reserved and actively signed for a **vehicle** used only for “car-sharing” purposes;

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

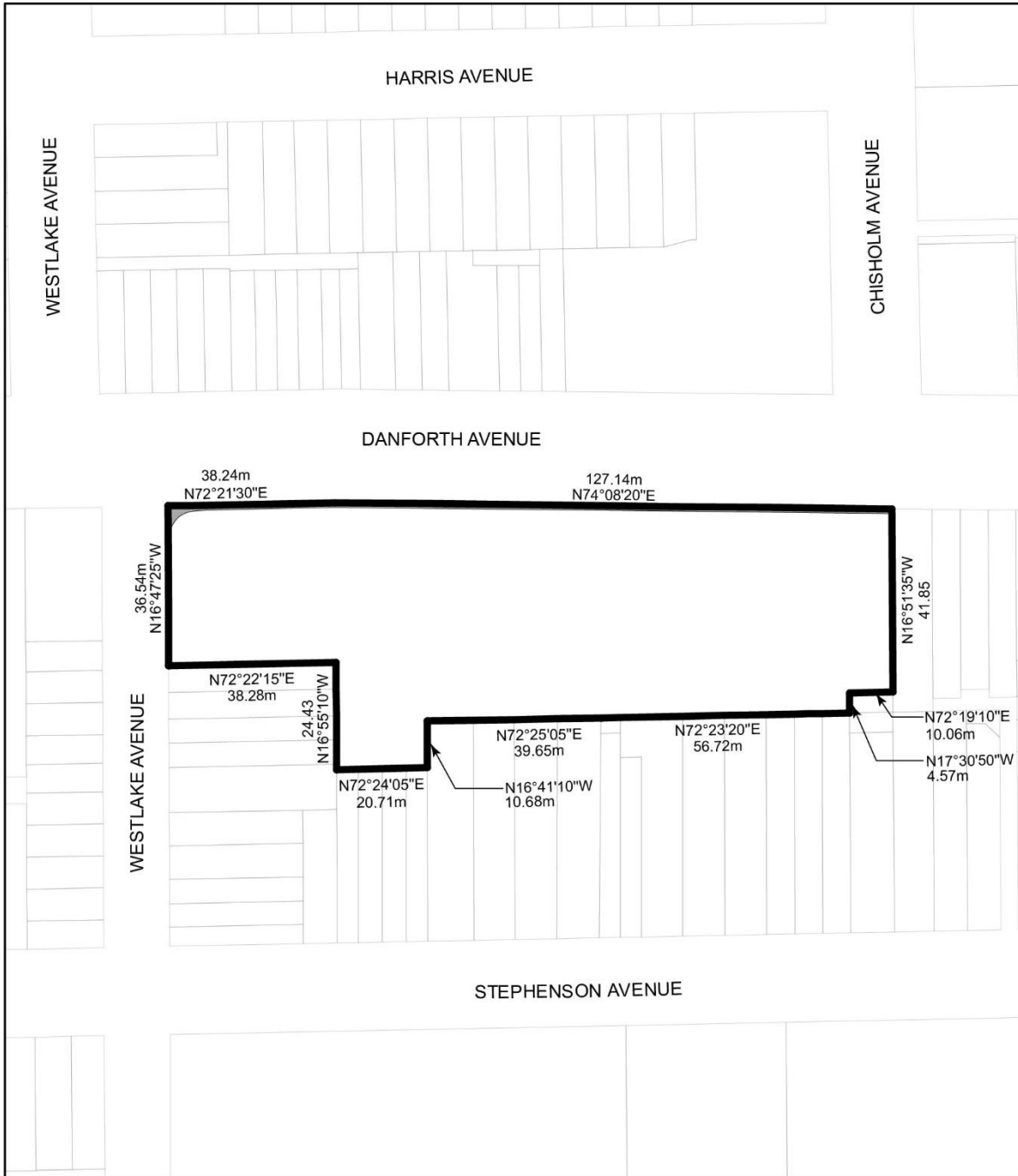
- 5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 6. Temporary Use(s):
 - (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary building, structure, facility or trailer on the lot used for the purpose of the sale of dwelling units to be erected on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
- 7. Pursuant to Subsection 24(2.1) of the Planning Act, this By-law will come into effect as of the day it was passed, if Official Plan Amendment 869 adopted by [Clerks to insert by-law no.] comes into effect.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



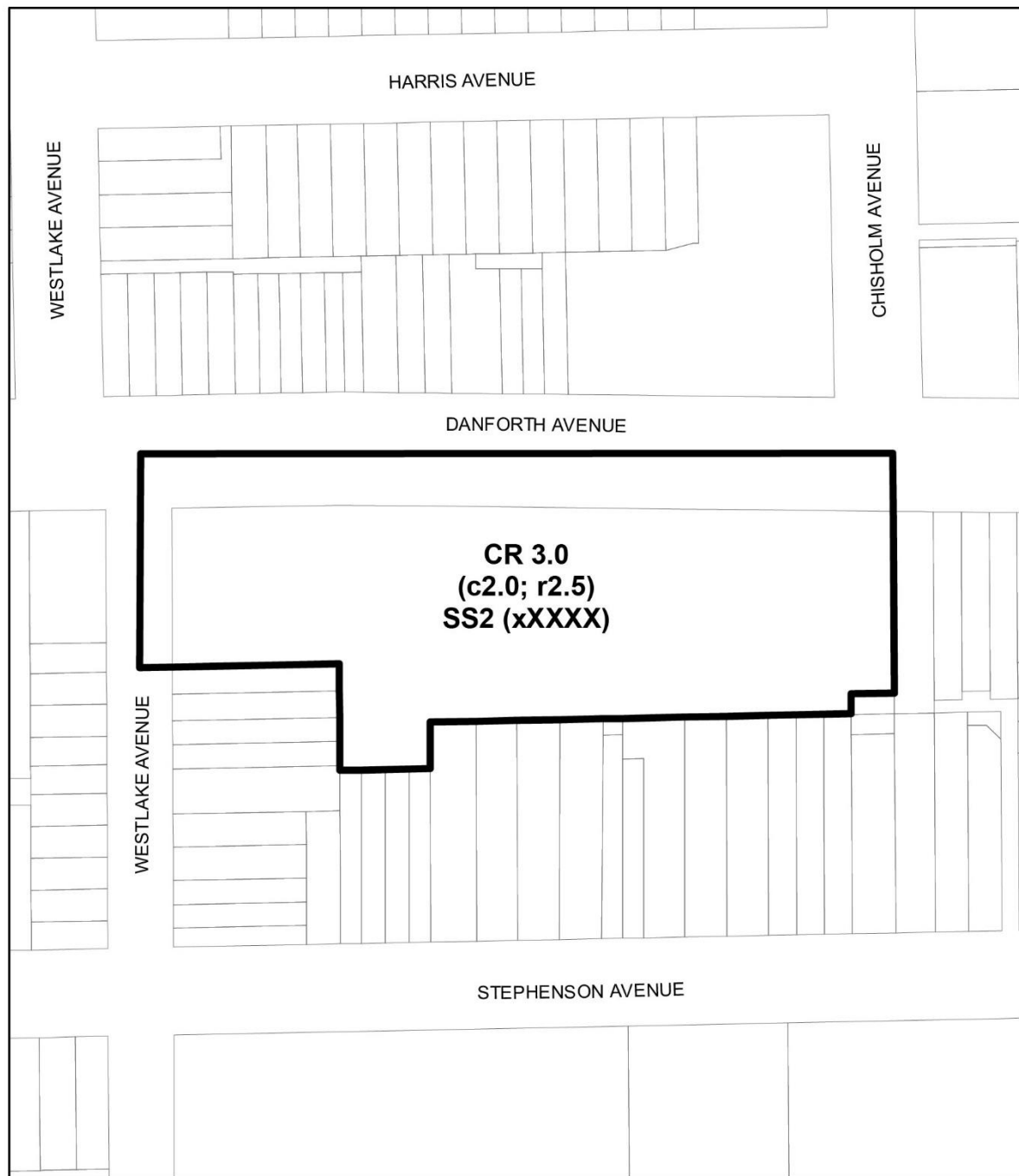
Toronto
Diagram 1

2455 Danforth Ave

File # 24 241176 STE 19 0Z

 Road Widening

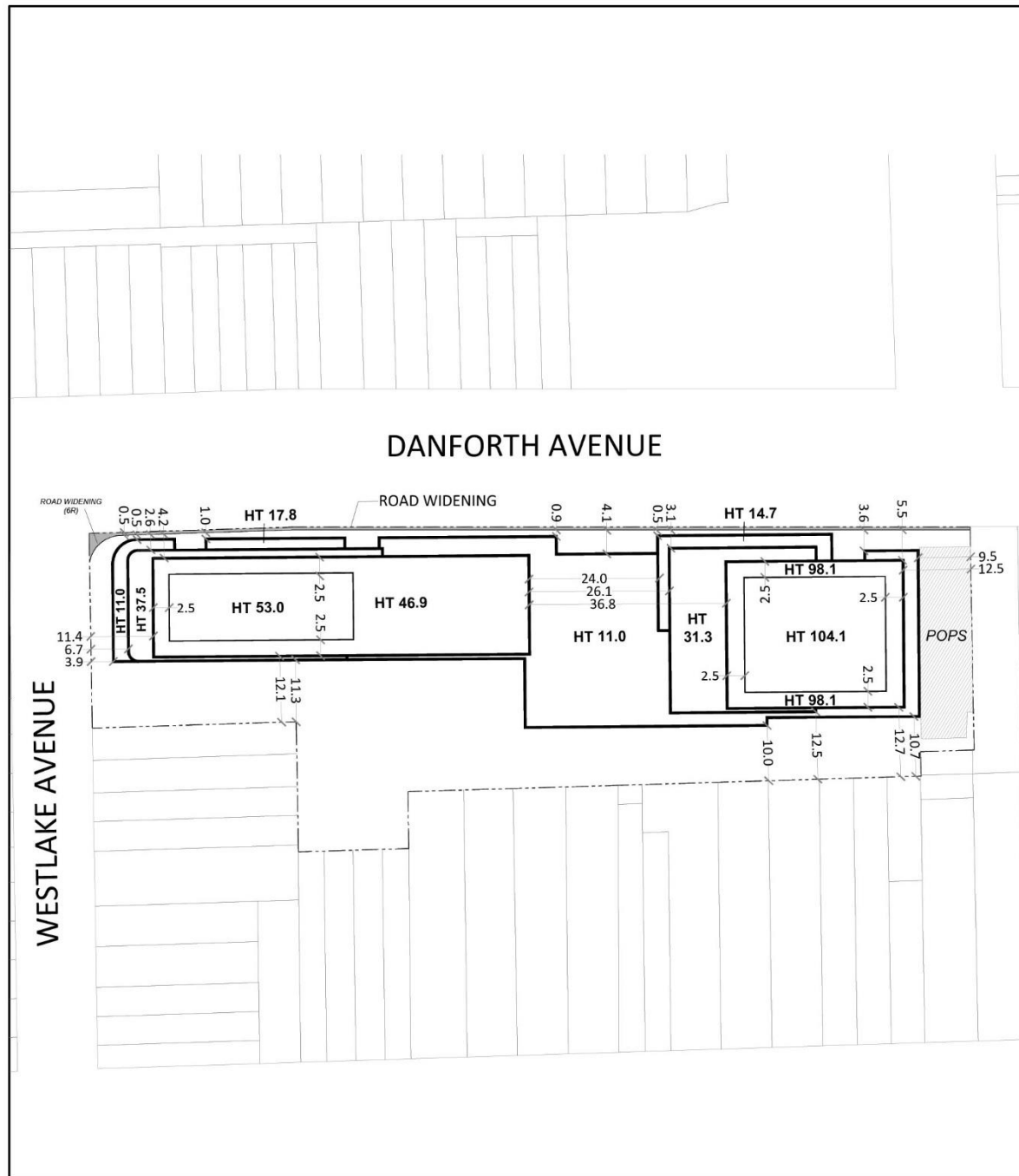

City of Toronto By-law 569-2013
Not to Scale
10/03/2025



 **Toronto**
Diagram 2

2455 Danforth Ave

File # 24 241176 STE 19 0Z



Toronto
Diagram 3

2455 Danforth Ave

File # 24 241176 STE 19 0Z

-  Road Widening
-  POPS - Privately-Owned Publicly Accessible Space


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