

Attachment 7: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item [-], as adopted by City of Toronto Council on ~, 2026

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 2025 as 3130 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;

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;

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; 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 of CR 4.5 (c4.5; r4.0) SS2 (x810) to a zone label of CR 4.5 (c4.5; r4.0) SS2 (x **1232**) 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 1232 so that it reads:

(1232) Exception CR 1232

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 3130 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 (Y) 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 126.60 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 30,300 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 29,500 square metres;
 - (ii) the permitted minimum **gross floor area** for non-residential uses is 800 square metres;
- (D) The permitted maximum floor area, measured from the exterior of the main wall of each floor level and inclusive of the entire floor, above a height of 22.5 metres is 820 square metres;
- (E) Despite regulation 40.10.20.40(1), the following **building** types for **dwelling units** are permitted: **Apartment Building** and **Mixed Use Building**;
- (F) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (G) 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 4.5 metres;
- (H) In addition to the elements listed in regulation 40.5.40.40(3) that reduce

gross floor area, the following elements also apply to reduce the **gross floor area** of a **building**:

- (i) all parking, loading and **bicycle parking spaces**, and associated circulation areas at any level above and/or below grade;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms, including a geo-energy facility, at any level of the **building** above and/or below grade;
 - (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below grade;
 - (iv) bicycle maintenance facilities required by bylaw for required **bicycle parking spaces**;
 - (v) **amenity space** above that required by this By-law;
 - (vi) garbage, electrical, and elevator shafts;
 - (vii) mechanical penthouse areas; and,
 - (viii) exit stairwells within the **building**;
- (I) Despite regulation 40.10.40.10(3), 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];
- (J) Despite regulations 40.5.40.10(3) to (8), and (I) 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, by a maximum of 8.0 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 8.0 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;
 - (viii) trellises and pergolas, by a maximum of 4.0 metres; and
 - (ix) unenclosed **structures** providing safety, noise or wind protection to **amenity space**, by a maximum of 2.0 metres;
- (K) Despite Regulation 40.5.40.10(8)(A), the total area of all equipment, **structures** or parts of a **building** permitted by (J) above must not cover more than 450 square metres of the area of the roof, measured horizontally;
- (L) 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**;
- (M) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**;
 - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and,
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**;
- (N) 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 number];
- (O) Despite regulation 40.10.40.80(2) the required separation of **main walls** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];

- (P) Despite Clause 40.10.40.60 and (N) and (O) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) canopies and other wind mitigation measures, by a maximum of 2.5 metres;
 - (a) despite (i) above, canopies and other wind mitigation measures are not permitted on the **main wall** of a **building** that are at or below a height of 16 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, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres
 - (iv) eaves, by a maximum of 1.5 metres;
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.5 metres; and
 - (vi) terraces with railings or screens, by a maximum distance that is equal to the floor below;
- (Q) Despite Clause 40.10.40.60, projecting balconies are not permitted above a height of 22.5 metres as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (R) Despite Regulations 200.5.1.10(2)(A) and (D), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a **parking space**;
- (S) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) 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 two accessible parking

spaces;

- (T) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 10.0 metres of:
- (i) an entrance to a **building**; or,
 - (ii) a passenger elevator that provides access to the first **storey** of the **building**.
- (U) 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) minimum vertical clearance of 1.8 metres;
 - (ii) minimum width of 0.45 metres; and
 - (iii) minimum horizontal clearance from the wall of 1.2 metres;
- (V) Despite regulation 230.5.1.10(4)(C) and 230.5.1.10(5)(A), the required minimum dimensions of a **stacked bicycle parking space** are:
- (i) minimum length of 1.2 metres;
 - (ii) minimum width of 0.6 metres; and
 - (iii) minimum vertical clearance of 1.8 metres;
- (W) Despite Regulation 230.5.1.10(14)(A), access to **stacked bicycle parking spaces** must be provided via an unobstructed aisle a minimum of 1.8 metres in width;
- (X) Despite Regulation 230.5.1.10(10), required "short-term" and "long-term" **bicycle parking spaces** may be provided in a **stacked bicycle parking space** arrangement;
- (Y) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 30 metres from a pedestrian entrance to a **building** on the **lot**;
- (Z) The provision of **dwelling units** is subject to the following:
- (i) a minimum of 18% percent of the total number of **dwelling units** must have two or more bedrooms;

- (ii) a minimum of 11% percent of the total number of **dwelling units** must have three or more bedrooms; and,
- (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

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 1 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 are fulfilled:

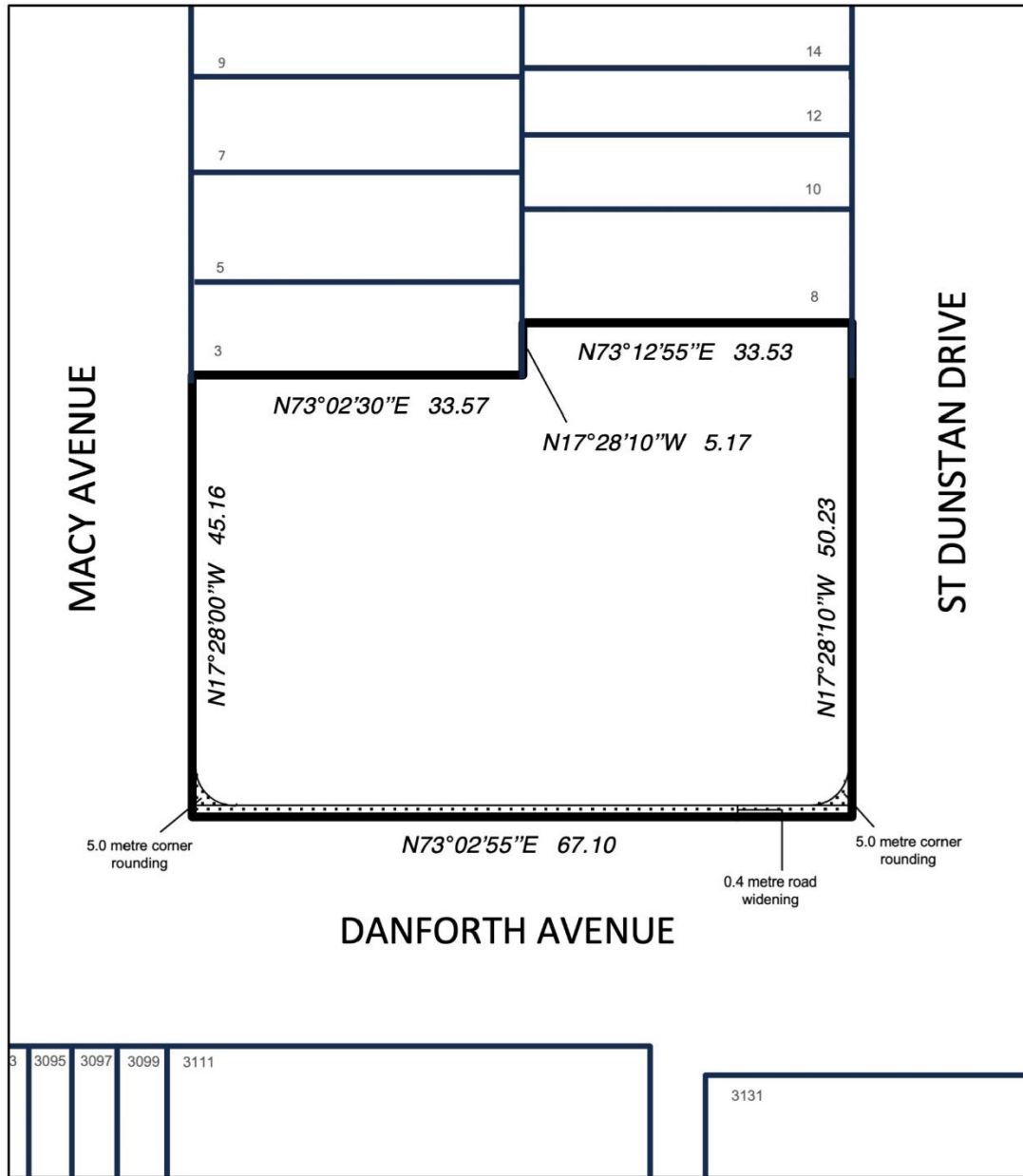
- (i) The owner or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer system, and watermain system have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
- (ii) If the Functional Servicing and Stormwater Management Report is accepted and satisfactory from (i) above, require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - a. The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,

- b. The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in above are constructed and operational, all to the satisfaction to the Director, Engineering Review, Development Review.
- (iii) The owner or applicant has submitted a Hydrological Report, including a Foundation Drainage Technical Brief, a revised Groundwater Summary Form, Foundation Drainage Summary Form, and Hydrological Review Summary Form to the satisfaction of the Director, Engineering Review. In addition, the Hydrological Report and Foundation Drainage Technical Brief shall comply with the City of Toronto Foundation Drainage Guidelines and policies, to the satisfaction of the General Manager, Toronto Water, and the Director, Engineering Review, Development Review; and,
- (iv) The owner or applicant has provided a revised Pedestrian Level Wind Study, including a Wind Tunnel Study, with recommendations implemented to address the findings of the studies regarding the wind conditions in and around the site, to the satisfaction of the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

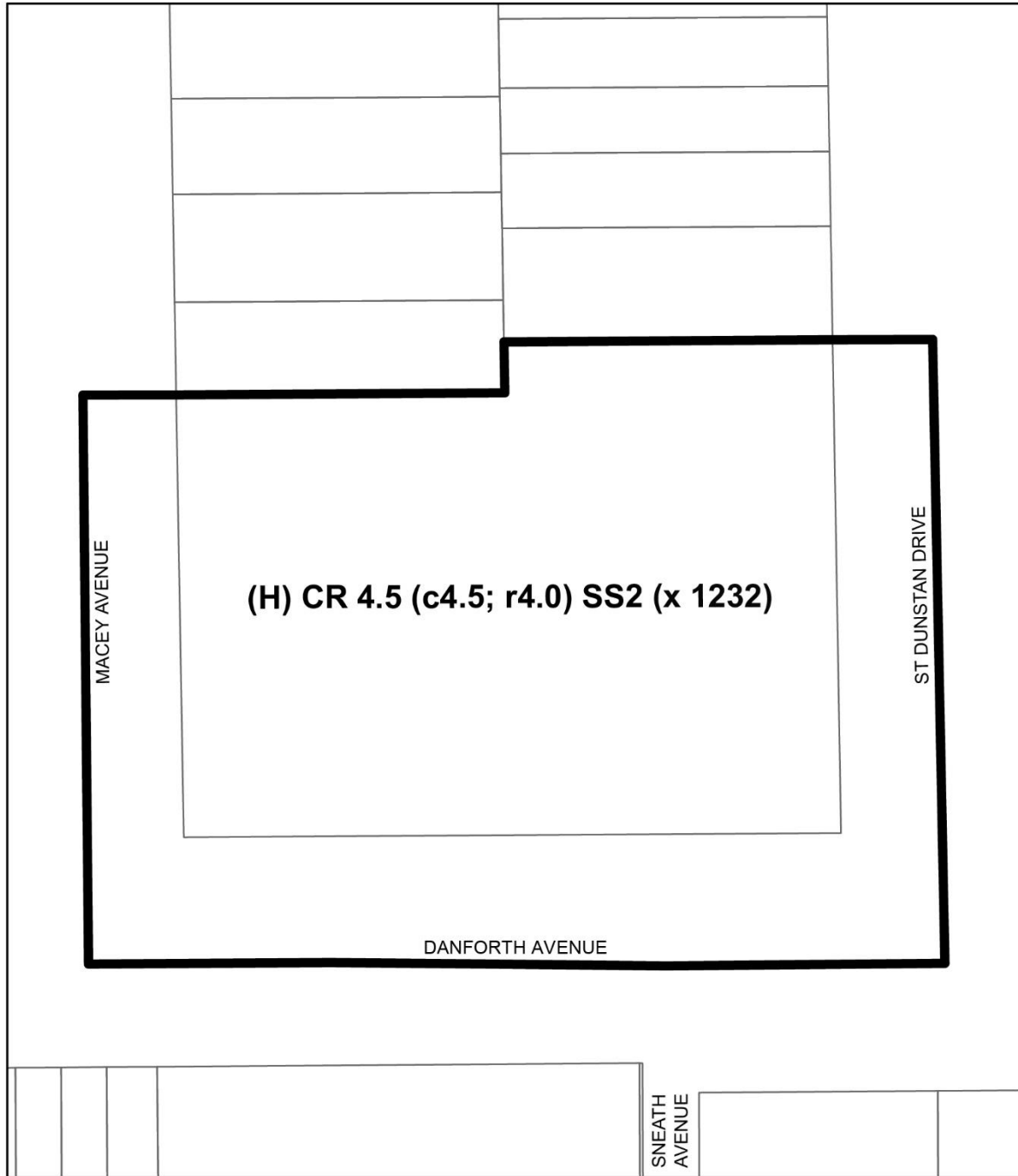
[full name],
City Clerk

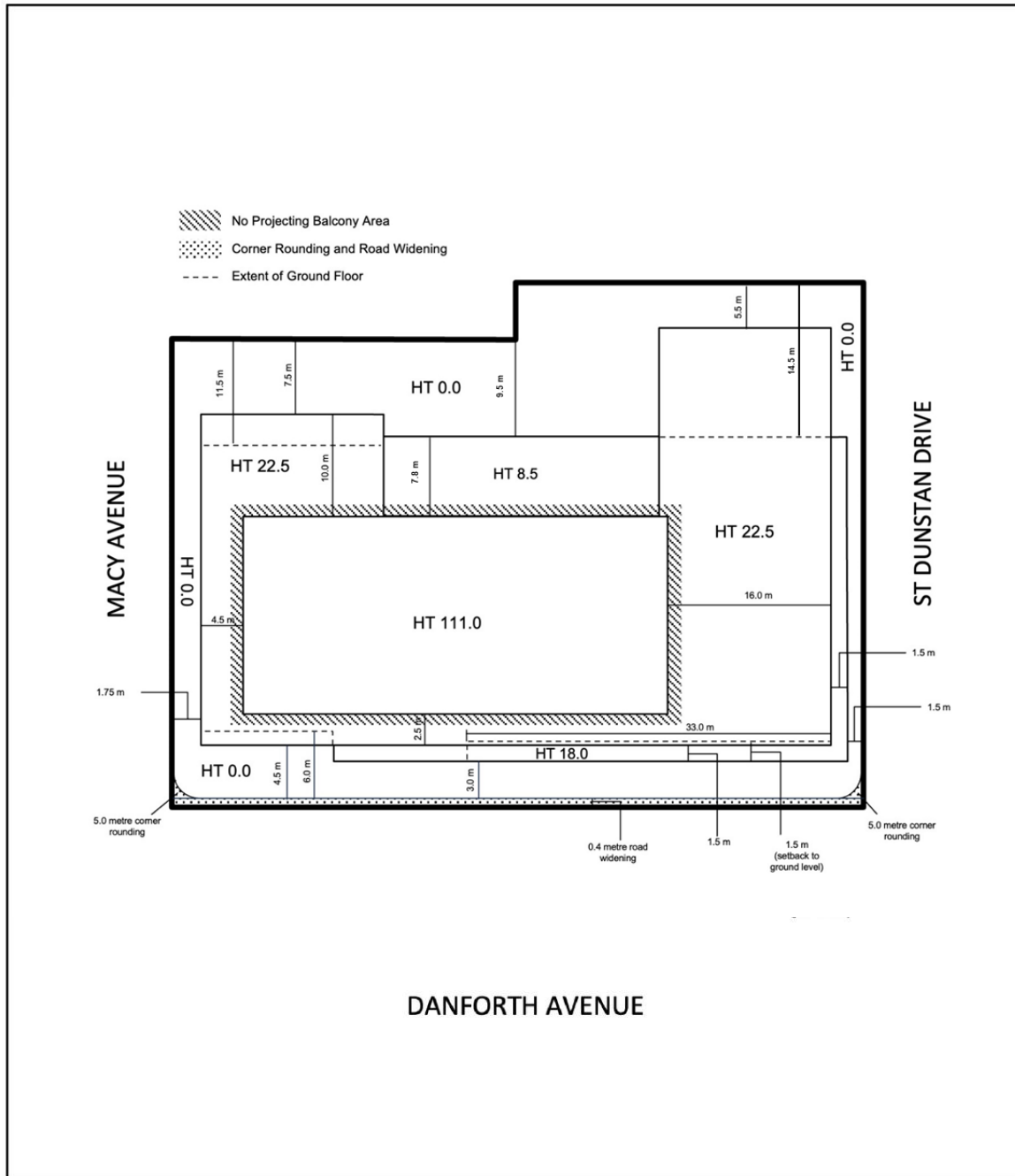


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Diagram 1

3130 Danforth Avenue

File # 25 147499 ESC 20 02





 **TORONTO**
Diagram 3

3130 Danforth Avenue

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