

Attachment 6: Draft Zoning Bylaw

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 2025 as 55-77 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, 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 of RA (x812) to a zone label of RA (x293), RA (x294), and O (x7), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from height and storey labels of HT 93.0, ST 30 and HT 123.0 ST 40, to height and storey labels: of HT 123.0, ST 40; HT 90.0, ST 30; and no value as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 293, so that it reads:

(293) Exception RA 293

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) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (LL) below, must comply with Regulation 900.7.10(812);
- (B) On lands municipally known as 55 Davisville 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 (C) to (LL) below;
- (C) These **premises** must comply with Regulation 900.7.10(800), where it does not conflict with the provisions of this Exception;
- (D) These **premises** must comply with Regulation 900.7.10(801), where it does not conflict with the provisions of this Exception;
- (E) For the purposes of this exception, the "**lot**" consists of the lands delineated by heavy lines on Diagram 1 attached to By-law [Clerks to insert By-law number];
- (F) For the purposes of Regulation 5.10.30.20(2), the **lot line** abutting Davisville Avenue is the **front lot line**;
- (G) Despite regulation 15.10.30.10(1), the required minimum **lot area** is 2,200 square metres;
- (H) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** on the **lot** is the distance between the Canadian Geodetic Datum of 155.68 metres and the elevation of the highest point of the **building** or **structure**;
- (I) Despite regulation 15.10.40.10(1), 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 regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (i) for the purpose of this exception, a mezzanine, rooftop access, and a mechanical penthouse do not constitute a **storey**;
- (K) Despite regulations 15.5.40.10(2) to (6), and (I) and (J) 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, pipes, and vents by a maximum of 6.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 6.5 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) **building** maintenance units and window washing equipment to a maximum of 6.5 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 5.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.5 metres;
- (L) Regulation 15.5.60.20(1) regarding the required minimum **front yard setback** for an **ancillary structure** does not apply to electrical transformers, or mechanical intake or exhaust shafts required for the functional operation of an underground parking garage, located at-grade;
- (M) In addition to the elements listed in regulation 15.5.40.40(1) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
- (i) parking, loading and bicycle parking at or above **established grade**;
 - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms at or above **established grade**, provided they are not located within a **dwelling unit**; and
 - (iii) indoor **amenity space** beyond the amount required by this By-law;

- (N) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** is 30,178 square metres;
- (O) The required minimum floor space index of all land uses on the **lot** is 2.0;
- (P) Despite regulation 10.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.8 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.7 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 an indoor **amenity space**;
 - (iii) no more than 25 percent of the outdoor component may be a green roof
- (Q) Despite Clause 15.10.40.70 and Regulations 900.7.10(800) (J), (L), (Q), (R), (T) (U) and (AA), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (R) Despite Regulations 15.10.40.80(1) and (2), and 900.7.10(800)(S), the required separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (S) Despite Clause 15.10.40.60, regulation 900.7.10(800)(A), (Q), (R), and (T), and (Q) and (R) 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 2.3 metres;
 - (a) despite (i) above, balconies projecting from the north-facing **main wall** of the **building** must not encroach into a required **building setback** in the same **lot**;
 - (ii) terraces to the extent of the **main wall** of the storey below;
 - (iii) canopies and awnings, by a maximum of 2.5 metres;
 - (iv) exterior stairs, access ramps such as wheelchair ramps and elevating devices, by a maximum of 2.4 metres;
 - (v) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.3 metres;

- (vi) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.6 metres;
- (vii) window projections, including bay windows and box windows, by a maximum of 0.6 metres;
- (viii) eaves, by a maximum of 0.6 metres;
- (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.6 metres;
- (T) Despite regulations 15.5.50.10(1) and 900.7.10(800)(B), a **lot** with an **apartment building** must have:
 - (i) A minimum of 37% of the lot for **landscaping**; and
 - (ii) A minimum of 25% of the **landscaping** required in (i) above, must be **soft landscaping**.
- (U) Despite regulation 15.5.50.10(2), a **lot** with an **apartment building** must have a minimum 0.6 metre wide strip of **landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category, which may include a walkway or mid-block connection;
- (V) Despite regulation 15.5.80.20(1), a **parking space** that is not within a **building** or **structure** must be set back at least 6.0 metres from a **lot line**;
- (W) Despite Regulation 200.5.1.10(2) and (4), and Regulation 200.15.1(1), the vertical clearance of a **parking space** may be obstructed by such facilities intended to be used for a **bicycle parking space** mounted to a wall;
- (X) Despite regulation 200.5.1.10(12)(C), if an **apartment building** has an area for parking 2 or more **vehicles**, the **vehicle** entrance and exit to the **building** must be at least 2.5 metres from the **lot line** abutting a **street**;
- (Y) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required;
- (Z) Despite Regulation 200.25.15(17), if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be **accessible parking spaces** in accordance with Section 200.15;
- (AA) Despite regulation 220.5.10.1(2) and (11), a minimum of one Type “G” **loading space** must be provided, which may be shared with a Type “C” **loading space**;
- (BB) Despite regulation 230.5.1.10(4)(A), the required minimum width of a

bicycle parking space or stacked bicycle parking space is:

- (i) length of 1.7 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 1.2 metres, or 2.4 metres for a **stacked bicycle parking space**;
- (CC) An aisle used to access any type of **bicycle parking space** may have a minimum width of 1.4 metres;
- (DD) Despite regulation 230.5.1.10(9)(B)(iii), "long-term" **bicycle parking spaces** may be located in any underground parking level;
- (EE) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (FF) Despite regulation 230.10.1.20(2), a "short-term" **bicycle parking space** may be no more than 30 metres from a pedestrian entrance to a **building** on the **lot**;
- (GG) Regulation 230.5.10.20(1) may also be applied to reduce the amount of **bicycle parking spaces** required by regulation 970.30.15.5(1).
- (HH) Despite regulation 900.7.10(800)(X), the provision of **dwelling units** is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) an additional 10 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
 - (iv) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above
 - (v) **Dwelling units**, as described in (iii) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
 - (vi) if the calculation of the number of required **dwelling units** in (i) to (iii) above results in a number with a fraction, the number is

rounded down to the nearest whole number;

- (II) A **driveway** providing shared access to **buildings** on abutting **lots** may encroach beyond a **lot line**, in which case:
 - (i) the width of the **driveway** includes the portions on each **lot**; and
 - (ii) a landscaping strip is not required along that portion of the **lot line** ;
- (JJ) Despite regulation 15.5.80.10(1), and any future land division, a **parking space** may be located within an underground parking **structure** which is shared with and connected to an underground parking **structure** on an abutting **lot**;
- (KK) Despite regulation 15.5.80.30(1), no separation is required from a surface **parking space** to a **main wall** of an **apartment building**;
- (LL) Regulations 15.5.100.1(2) regarding **vehicle** access to an **apartment building**, 15.10.30.20(1) regarding minimum **lot frontage**, 200.15.1(4) regarding the location of **accessible parking spaces**, 230.5.1.10(15) regarding stacking of “long-term” **bicycle parking spaces**,, 900.7.10(800)(G) regarding lobby area, 900.7.10(800)(U) regarding maximum floorplate size do not apply;

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

6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 294 so that it reads:

(294) Exception RA 294

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) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (AA) below, must comply with Regulation 900.7.10(812);
- (B) On lands municipally known as 77 Davisville 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 (C) to (AA) below;
- (C) These **premises** must comply with Regulation 900.7.10(800), where it does not conflict with the provisions of this Exception;

- (D) These **premises** must comply with Regulation 900.7.10(801), where it does not conflict with the provisions of this Exception;
- (E) For the purposes of Regulation 5.10.30.20(2), the **lot line** abutting Davisville Avenue is the **front lot line**;
- (F) Despite regulation 15.10.30.10(1), the required minimum **lot area** is 4,000 square metres;
- (G) Despite Clause 15.5.40.70 and Regulations 900.7.10(800) (J), (L), (Q), (R), (T) and (AA), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law Number];
- (H) Despite Regulations 15.10.40.80(1) and (2), and 900.7.10(800)(S), the required separation distances between **main walls** of **buildings** or **structures** above ground level are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (I) Despite regulations 15.5.50.10(1) and 900.7.10(800)(B), the **lot** must have:
- (i) a minimum of 50 percent of the area of the **lot** for **landscaping**;
and
 - (ii) a minimum of 73 percent of the **landscaping** required in (i) above must be **soft landscaping**;
- (J) Despite regulation 15.10.40.10(1), 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];
- (K) In addition to the equipment, **structures** and parts of a **building** in regulations 15.5.40.10(2) to (6) that may exceed the maximum height of a **building**, all **lawful** rooftop projections that existed on the **lot** on the date on which By-law [Clerks to insert By-law Number] came into force are permitted to exceed the maximum height of the **building** to their existing extents;
- (L) Despite regulation 15.10.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law [Clerks to insert By-law number]; and
- (i) for the purpose of this exception, a mezzanine, a mechanical penthouse, rooftop access, or indoor amenity area, do not constitute a **storey**;

- (M) Despite regulation 15.10.40.40(1), the permitted maximum **gross floor area** is the **gross floor area** existing upon the **lot** on the date on which By-law [Clerks to insert By-law Number] came into force;
- (N) Despite (M) above, the maximum gross floor area may be increased to this Exception for the purposes of providing additional amenity space, expanded or reconfigured areas used for the functional operation of the building, including storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms, and stairwells, corridors or entry vestibules, to a maximum of 200 square metres;
- (O) The required minimum floor space index of all land uses on the **lot** is 2.0;
- (P) Despite regulation 15.10.40.50(1), no additional **amenity space** is required for a **lawfully existing apartment building** provided that the area for indoor **amenity space** is not reduced below the amount **lawfully existing** on the date on which By-law [Clerks to insert By-law Number] came into force;
- (Q) A **driveway** providing shared access to **buildings** on abutting **lots** may encroach beyond a **lot line**, in which case:
- (i) the width of the **driveway** includes the portions on each lot;
 - (ii) a **landscaping** strip is not required along that portion of the **lot line**;
- (R) The maximum width of a **driveway** shall be 6.0 metres.
- (S) A ramp to an underground parking area does not require a setback from a side lot line.
- (T) Despite Regulation 200.5.1.10(2) and (4), and Regulation 200.15.1(1), the vertical clearance of a **parking space** may be obstructed by such facilities intended to be used for a **bicycle parking space** mounted to a wall;
- (U) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, no **parking spaces** are required;
- (V) Despite Regulation 200.5.10.11(1)(C), the number of **lawful parking spaces** may be reduced;
- (W) Regulations 200.5.200.5(2) and (3) do not apply with respect to any alterations or reconfiguration of an existing parking **structure**;
- (X) Despite Regulation 200.15.1(1), an existing **accessible parking space**

must have the following minimum dimensions:

- (i) Length of 5.6 metres;
 - (ii) Width of 3.9 metres; and
 - (iii) Vertical clearance of 2.1 metres, subject to Regulation (Q) above.
- (Y) Despite Regulation 200.15.1(4) and Table 200.15.10.5, the location and required minimum number of **accessible parking spaces** is the number of **accessible parking spaces** that existed **lawfully** on the date on which By-law [Clerks to insert By-law Number] came into force, within the area to which this Exception applies;
- (Z) Despite regulation 15.5.80.10(1), and any future land division, a **parking space** may be located within an underground parking **structure** which is shared with and connected to an underground parking **structure** on an **abutting lot**;
- (AA) Regulation 230.5.10.20(1) may also be applied to reduce the amount of bicycle parking required by regulation 970.30.15.5(1).
- (BB) Regulation 900.7.10(800)(G), (O), (P), (U), and (X) shall not apply.

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

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.40.10 Exception Number 7 so that it reads:

(7) Exception O 7

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) In addition to the permitted uses with conditions in Regulation 90.10.20.20(1), the following additional uses are permitted:
- (i) Below-grade Parking facilities that existed **lawfully on the date on which By-law [Clerks to insert By-law Number] came into force**, including associated ventilation shafts and **structures**, stairways, and other similar facilities associated with the functional operation of the **parking garage**.

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

8. 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 "Construction Office/Sales Office" and associated parking on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means a **building, structure**, facility or trailer, or portions thereof, with a maximum height of 4.0 metres, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential gross floor area, 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.
9. 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.

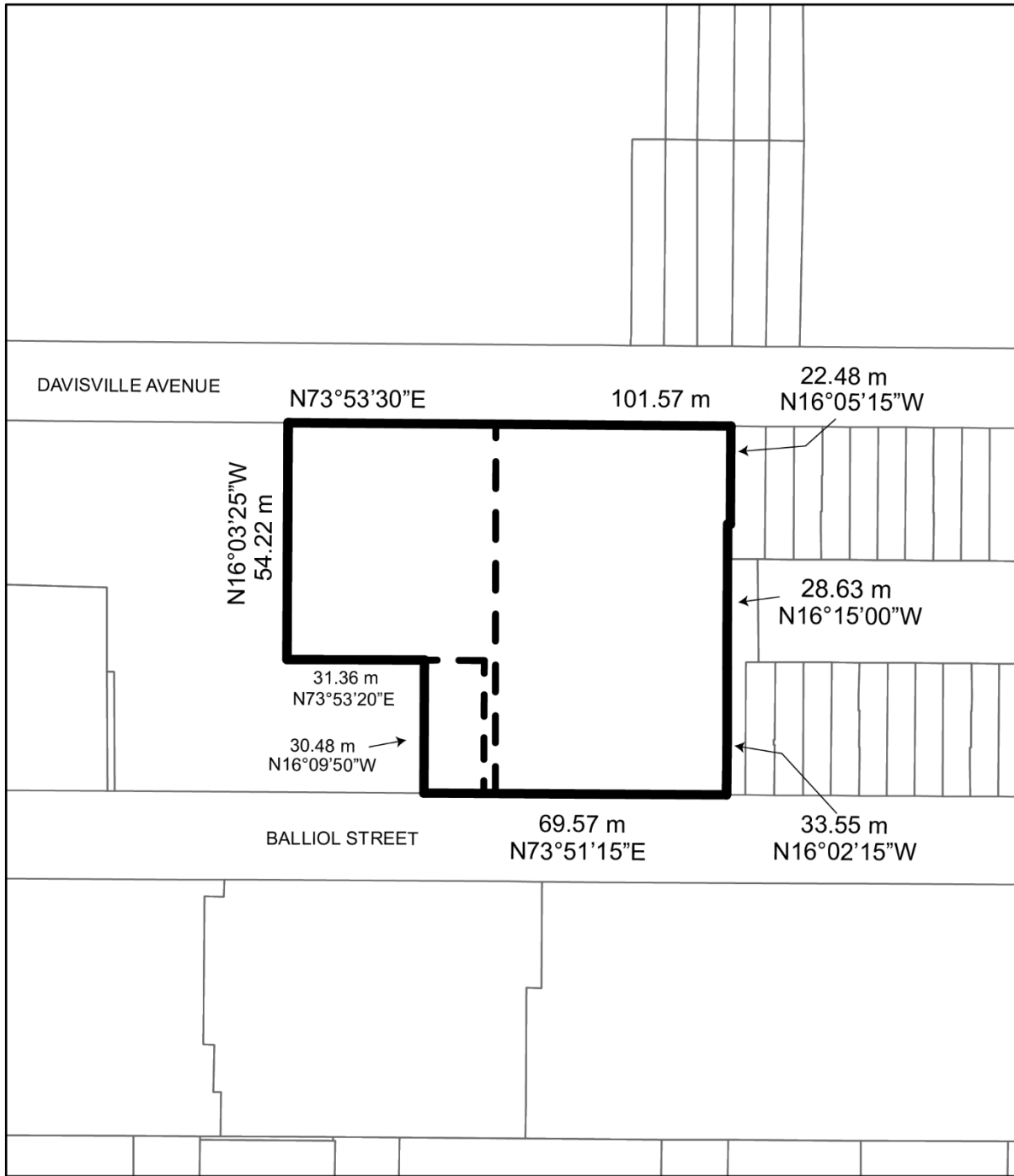
Enacted and passed on [Clerks to insert date].

[full name],

Speaker

[full name],

City Clerk



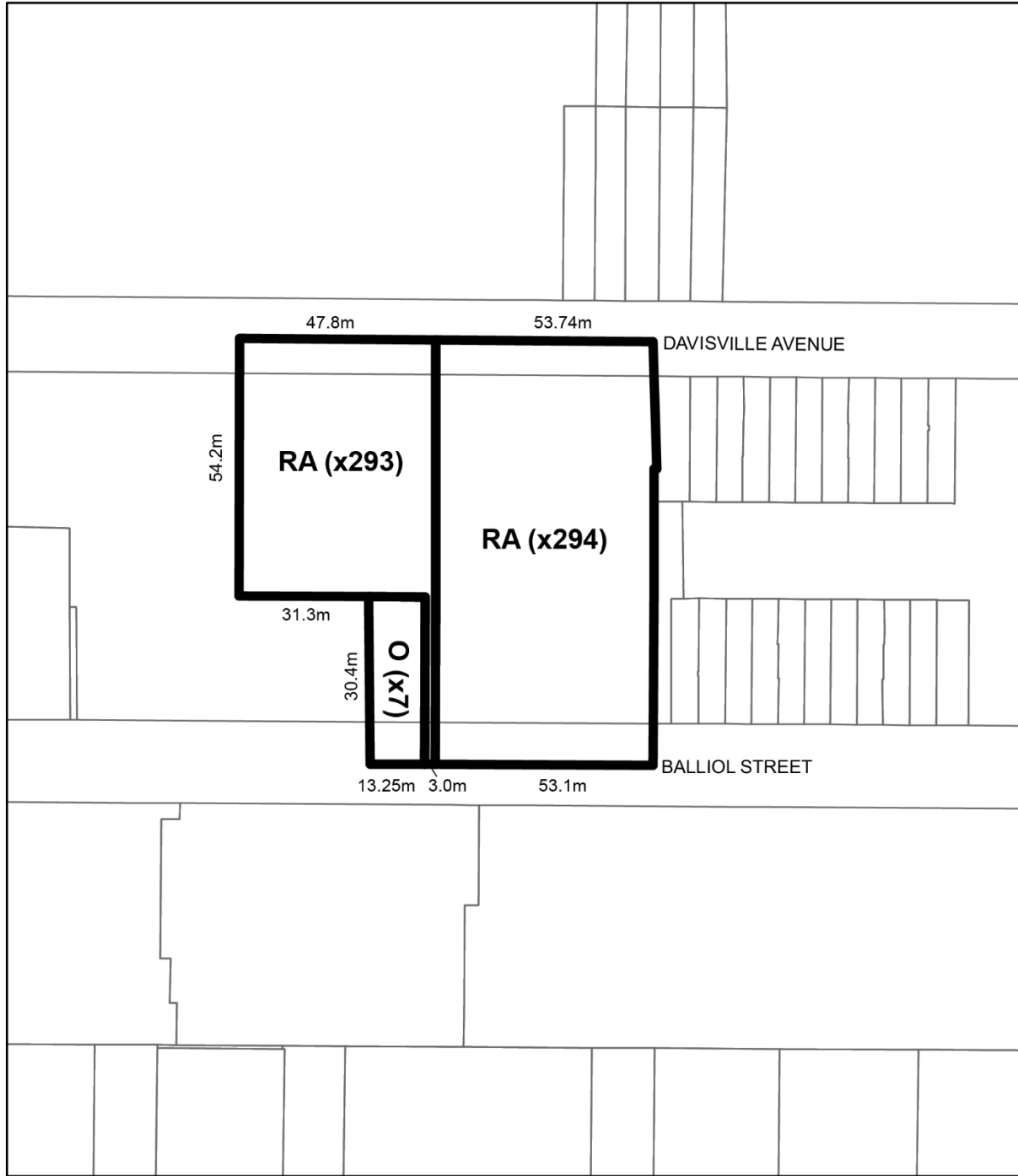
 **TORONTO**
Diagram 1

55-77 Davisville Avenue

File # 25 199458 STE 12 0Z



City of Toronto By-law 569-2013
Not to Scale
03/19/2026



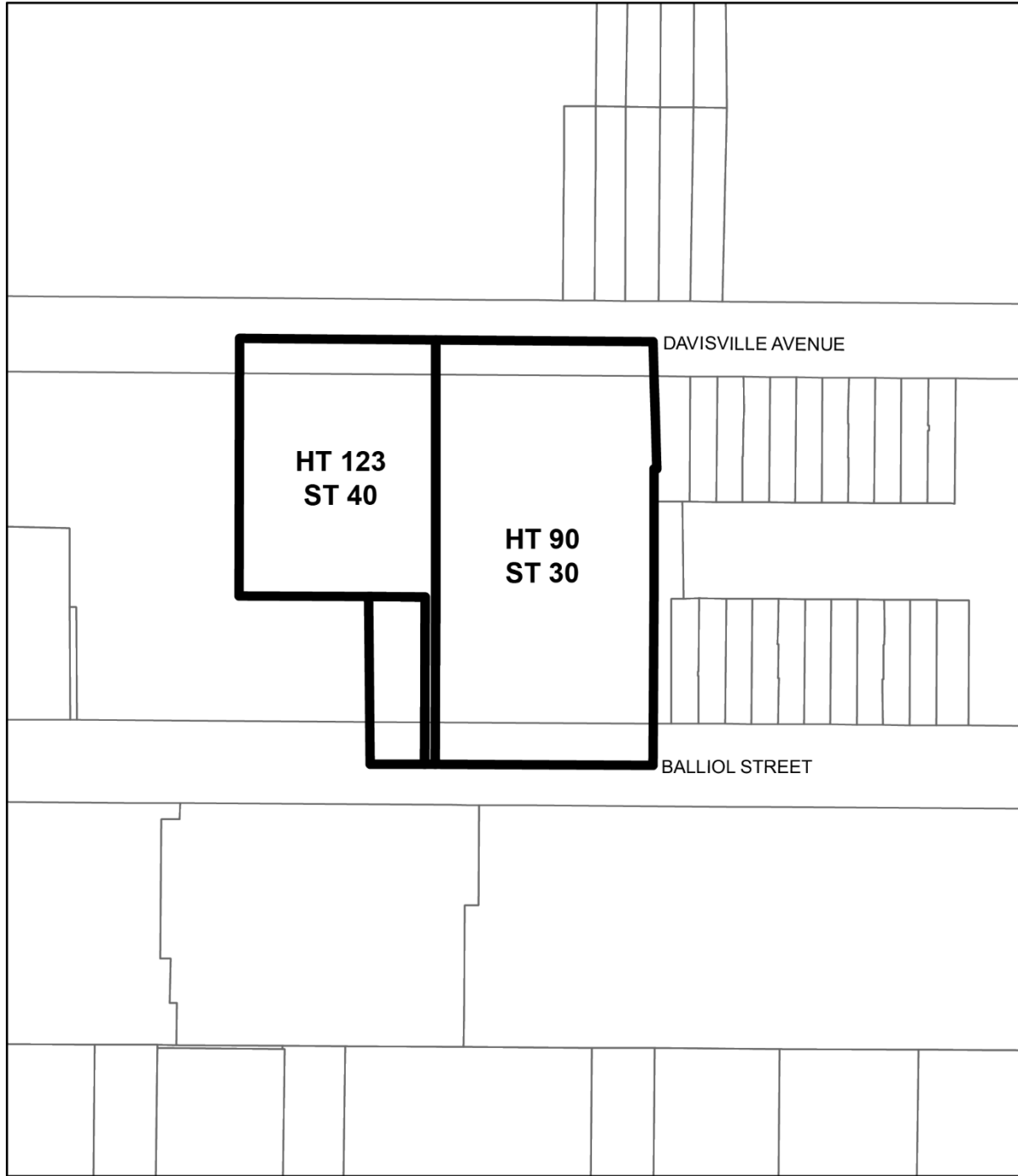
 **TORONTO**
Diagram 2

55-77 Davisville Avenue

File # 25 199458 STE 12 OZ



City of Toronto By-law 569-2013
Not to Scale
03/17/2026



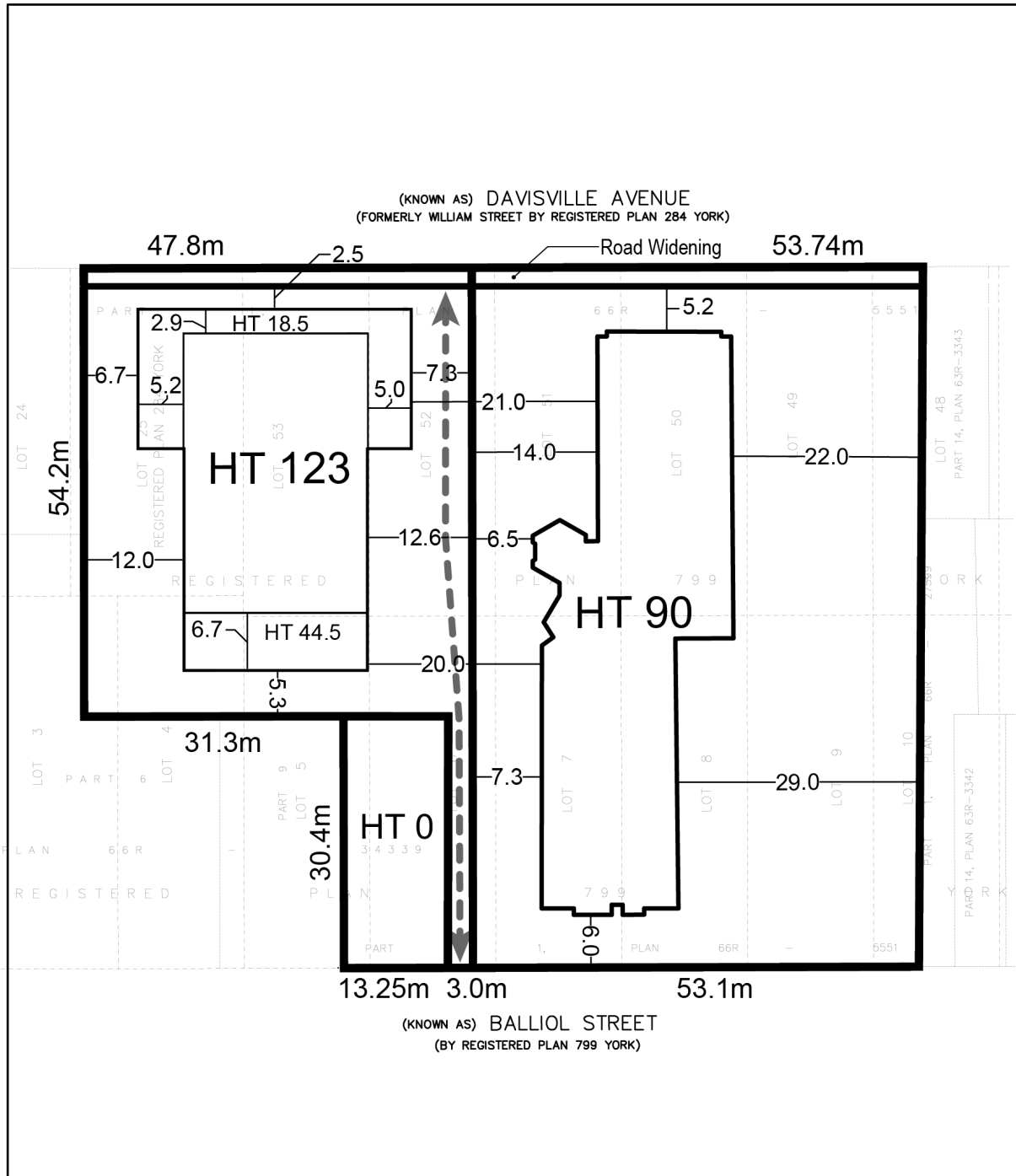
 **TORONTO**
Diagram 3

55-77 Davisville Avenue

File # 25 199458 STE 12 OZ



City of Toronto By-law 569-2013
Not to Scale
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55-77 Davisville Avenue

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