

**CITY OF TORONTO**

**BY-LAW No. ~20~**

**To amend General Zoning By-law No. 438-86 for the former City of Toronto, as amended, with respect to the lands municipally known in the year 2020 as 466-468 Dovercourt Road.**

WHEREAS authority is given to Council by 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. None of the provisions of Sections 4(2), 4(4), 4(12), 4(13), 4(14), 8(3), and Section 8 of By-law No. 438-86 of former City of Toronto, being “A By-law to regulate the use of land and the reception, use, bulk, height, spacing of and other matters relating to building and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structure in various areas of the City of Toronto”, as amended, shall apply to prevent the reception and use of a *mixed-use building* on the *lot* which may contain *dwelling units* and non-residential uses, provided that:
  - (a) the *lot* comprises the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
  - (b) the total combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed a maximum of 3,400 square metres;
  - (c) the *residential gross floor area* on the *lot* shall not exceed a maximum of 2,450 square metres;
  - (d) the *non-residential gross floor area* on the *lot* shall not exceed a maximum of 1,150 square metres;
  - (e) no portion of any *building* or *structure* erected on the *lot* shall have a greater *height* in metres than the *height* limits specified by the numbers following the symbol “H” identified on Map 2 attached to and forming part of this by-law, with the exception of the following:
    - (i) wind screens, elevator overruns, mechanical equipment and any associated enclosure structures, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, elements of a green roof, planters, pavers, electrical equipment, skylights and stair

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enclosures, which may project up to 3.0 metres above the height limits shown on Map 2;

(ii) mechanical penthouses may project up to 5.5 metres above the height limits shown on Map 2;

(f) no portion of any *building* or *structure* erected on the *lot* shall be located otherwise than wholly within the heavy lines identified on Map 2 attached to and forming part of this by-law, with the exception of the following:

(i) cornices, light fixtures, awnings, ornamental elements, cladding, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, privacy fins, canopies, and underground garage ramps, architectural feature wall and associated structures;

(g) Vehicle *parking spaces* shall be provided on the *lot* in a *parking stacker* in accordance with the following:

- (i) a minimum of 9 *parking spaces* for residents of the *dwelling units*;
- (ii) a minimum of 0 *parking spaces* for visitor; and
- (iii) a minimum of 0 *parking spaces* for any non-residential uses;

(h) Bicycle *parking spaces* shall be provided on the *lot* in accordance with the following:

- (i) a minimum of 27 *bicycle parking spaces* for residents of the *dwelling units*;
- (ii) a minimum of 3 *bicycle parking spaces* for visitors of the *dwelling units*;

(i) *Amenity space* must be provided in accordance with the following:

- (i) a minimum of 2.0 square metres per unit of indoor *amenity space* must be provided; and
- (ii) a minimum of 0.2 square metres per unit of outdoor *amenity space* must be provided;

(j) The *building* or *structure* shall be set back 3.0 metres from the center line of the public lane;

(k) a building may be setback 0 metres from a lot line in a residential district;

2. None of the provisions of Zoning By-law No. 438-86, as amended, or this By-law shall apply to prevent a *temporary sales office* on the *lot*.

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3. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 438-86, as amended, with the exception of the following:

“*grade*” means 105.88 metres Canadian Geodetic Datum;

“*gross floor area*” shall mean the gross floor area of a mixed use building is reduced by the area in the building used for:

- a) parking, loading and bicycle parking below-ground;
- b) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d) shower and change facilities required by this By-law for required bicycle parking spaces;
- e) amenity space required by this By-law;
- f) elevator shafts;
- g) garbage shafts;
- h) mechanical penthouse; and
- i) exit stairwells in the building.

“*height*” means the vertical distance between *grade* and the highest point of the roof of any building on the *lot*, except for those elements prescribed by this By-law;

“*lot*” shall refer to those lands delineated by a heavy black line on Map 1, attached to and forming part of this By-law;

“*parking stacker*” shall refer to a mechanical motor vehicle parking facility with parking spaces which:

- (i) are positioned above each other;
- (ii) have dimensions of not less than 2.6 metres by 5.6 metres, except that the platform of such parking space may have dimensions of not less than 2.5 metres by 5.4 metres; and
- (iii) may not be readily accessible at all times without manoeuvring another vehicle or a device;

Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

ENACTED AND PASSED this \_\_ day of \_\_\_\_\_, 2019.

JOHN TORY,  
Mayor

ULLI S. WATKISS  
City Clerk

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(Corporate Seal)



