

*Draft Zoning By-law Amendment (October 9, 2020)*

**CITY OF TORONTO**

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

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2020 as 466-468 Dovercourt Road.**

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws;

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*;

Whereas Council of the City of Toronto, at its meeting on \_\_\_\_\_, 2019, determined to amend the City of Toronto Zoning By-law No. 569-2013 with respect to lands known municipally in the year 2019 as 466-468 Dovercourt Road;

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 to CR 3.0 (c1.0; r2.5) SS2 (x1571) (xXXX), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number XX so that it reads:

**(XX) Exception CR 3.0 (c1.0; r2.5) SS2 (x1571) (xXXX)**

The lands are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 466-468 Dovercourt Road, as shown on Diagram 1 of this By-law, if the requirements of by-law [Clerks to supply by-law ##] are complied with, none of the provisions shall apply to prevent the erection or use of a **mixed-use building**, structure, addition or enlargement permitted in compliance with (B) through (P) below;

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- (B) Despite regulation 40.10.40.40, the **gross floor area** of all **buildings** and **structures** on the **lot** must not exceed 3,400 square metres, whereby
- (i) The maximum residential **gross floor area** on the lot must not exceed 2,450 square metres;
  - (ii) The maximum non-residential **gross floor area** on the lot must not exceed 1,150 square metres;
- (C) Despite regulations 40.5.40.10 and 40.10.40.10 (1) no portion of any building or structure on the **lot** may have a **height** greater than the **height** in metres specified by the number following the “HT” symbol as shown on Diagram 3 attached to and forming part of this By-law, excluding:
- (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 enclosures, which may project up to 3.0 metres above the height limits shown on Diagram 3;
  - (ii) mechanical penthouses may project up to 5.5 metres above the height limits shown on Diagram 3;
- (D) Despite all of regulations 40.10.40.60, 40.10.40.70 (1), the portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of this By-law, except that:
- (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 features wall, and associated structures may extend beyond the heavy lines shown on Diagram 3 of this By-law;
- (E) Despite regulation 40.10.40.50 (1) and (2), **amenity space** must be provided in accordance with the following:
- (i) at least 2.0 square metres per **dwelling unit** of indoor **amenity space** must be provided; and
  - (ii) at least 0.2 square metres per **dwelling unit** of outdoor **amenity space** must be provided;

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- (F) Despite regulations 200.5.1, vehicle **parking spaces** must be provided and maintained in a **parking stacker**, in accordance with the following minimum requirements:
- (i) 9 **parking spaces** for residents of the **dwelling units**;
  - (ii) No **parking spaces** are required for visitors; and
  - (iii) No **parking spaces** are required for the non-residential uses;
- (G) Despite regulation 200.15 an **accessible parking spaces** is not required;
- (H) Despite regulation 40.10.40.1. (6)(A), the pedestrian access for the **lot** which abuts a **lot** in the residential zone category may be within 6 metres from the **lot** in the Residential Zone category;
- (I) Despite regulation 40.10.40.10(5), the minimum height of the first storey, measured between the first storey and the mezzanine floor may be 2.50 metres;
- (J) Despite regulation 40.10.40.80.(2)(A) and (B) separation of building walls does not apply;
- (K) Despite regulation 40.10.50.10(3) no soft landscaping strip is required;
- (L) Despite regulation 40.5.40.70(1)(B) the **building** or **structure** may be set back 3.0 metres from the center line of the public lane;
- (M) None of the provisions of this Exception CR 3.0 (c1.0; r2.5) SS2 (x1571) (xXXX) or By-law 569-2013 shall apply to prevent a **sales office** used for the initial sale of **dwelling units** on the **lot**;
- (N) Exception CR 3.0 (c1.0; r2.5) SS2 (x1571) (xXXX) shall apply to all of the lands collectively regardless of future severance, partition or division;
- (O) Except as otherwise provided herein, the Regulations of Zoning By-law No. 569-2013 continue to apply to the **lot**;
- (P) For the purposes of this Exception CR 3.0 (c1.0; r2.5) SS2 (x1571) (xXXX), all bold-type words and expressions have the same meaning as defined in By-law No. 569-2013, as amended, with the exception of the following:
- a. **Grade** means 105.88 Canadian Geodetic Datum;
  - a. **Height** means the vertical distance between **grade** and the highest point of the **building** or **structure**, except those elements otherwise expressly permitted in this By-law;

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- b. **Lot** means the land outlined by heavy lines on Diagram 1 attached to and forming part of this By-law;
- c. **Parking Stacker** means 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 maneuvering another vehicle or a device;

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

JOHN TORY,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)





