

Authority: Toronto and East York Community Council Item ●, as adopted by City of Toronto Council on ●

CITY OF TORONTO

BY-LAW No. --20~

To amend the general Zoning By-law No. 438-86, as amended, with respect to lands municipally known as 6 Dawes Road

Whereas authority is given to Council of the City of Toronto under 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; and

The Council of the City of Toronto enacts:

1. None of the provisions of Section 2 (1), with respect to the definition of the terms, *bicycle parking space - occupant*, *bicycle parking space - visitor*, *grade*, *height*, *lot*, *non-residential gross floor area*, *residential gross floor area*, *residential amenity space*, and 4(2), 4(4), 4(6), 4(11), 4(12), 4(13), 4(16), 9(1)(f)(a), 9(3) Part I, Part II, Part XI and 12(2)270 of general Zoning By-law No. 438-86 of the former City of Toronto, being "A by-law to regulate the use of land and the erection, use, bulk, *height*, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a *mixed use building* on the *lot*, containing both residential and non-residential uses, provided:
 - a) The *lot* consists of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - b) *Residential uses* and *self-storage warehouse* within *mixed use building* shall be permitted uses on the *lot*;
 - c) The combined total *gross floor area* of all buildings and structures erected or used on the *lot* shall not exceed 97,600 square metres;
 - d) The area of the buildings and structures occupied by *residential uses* shall not exceed a *gross floor area* of 92,000 square metres and includes the *gross floor area* associated with the above-grade parking;
 - e) The area of the buildings and structures occupied by *non-residential* uses shall not exceed a *gross floor area* of 5,600 square metres;
 - f) The following elements of a building or structure may encroach into a required minimum building setback and a required minimum main wall separation distance as follows:
 - i. privacy screens, planters, bollards, stairs, escalators and related enclosures, fences, underground garage ramps and associated structures, walls and safety railings, wind mitigation elements, trellises, guards, guardrails, retaining walls, parking spaces, wheel chair ramps, air intakes

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and vents, ventilating equipment, public art, bike share facilities, outdoor *residential amenity space*, window washing equipment, landscape features, green roof elements, and art installations may project horizontally beyond the heavy lines shown on Map 2;

- ii. lighting fixtures, cornices, sills, eaves, parapets, balustrades, ornamental or architectural features, projecting horizontally no more than 0.6 metres beyond the heavy lines shown on Map 2;
 - iii. canopies and awnings, projecting horizontally no more than 3.0 metres beyond the heavy lines shown on Map 2;
 - iv. balconies to a maximum horizontal projection of 2.5 metres beyond the heavy lines shown on Map 2; and
 - v. Any structures, elements or enclosures associated with the items set out in subsection (h) below;
- g) No part of a building or structure erected or used above *grade* shall exceed the *height* limits specified by the numbers following the symbol "H" shown on the attached Map 2, with the exception of:
- i. All structures, elements or enclosures listed in subsection (e) above;
 - ii. Mechanical equipment, mechanical penthouse, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, parapets, roof assemblies, mass dampening tanks, mechanical and architectural screens, and structures and elements associated with green energy and renewable energy facilities located on any roof, provided the maximum *height* of such elements is no higher than 8.5 metres above the *height* limits specified on Map 2; and
 - iii. Structures on any roof used for the purposes of maintenance, safety, wind mitigation or green roof purposes, outdoor *residential amenity space* or open air recreation, and vestibules providing access to outdoor *residential amenity space*, provided the maximum *height* of such elements is no higher than 6.5 metres above the *height* limits specified on Map 2;
- h) *Residential amenity space* shall be provided on the *lot* in accordance as follows:
- a) On the lands shown as West Block on Map 3:
 - i. A minimum of 2.0 square metres per *dwelling unit* shall be provided as indoor *residential amenity space*; and
 - ii. A minimum of 1.3 square metres per *dwelling unit* shall be provided as outdoor *residential amenity space*, of which at least 40 square metres shall be located adjoining to or directly accessible to indoor *residential amenity space*;
 - b) On the lands shown as East Block on Map 3:

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- iii. A minimum of 2.0 square metres per *dwelling unit* shall be provided as indoor *residential amenity space*;
 - iv. A minimum of 2.0 square metres per *dwelling unit* shall be provided as outdoor *residential amenity space*, of which at least 40 square metres shall be located adjoining to or directly accessible to indoor *residential amenity space*; and
 - v. No more than 25% of the outdoor component may be a green roof; and
 - vi. No *amenity space* is required for non-residential uses.
- i) *Parking spaces* shall be provided and maintained on the *lot* in accordance with the following ratios:
- a) On the lands shown as West Block on Map 3:
 - i. A minimum of 0.18 *parking spaces* per *dwelling unit* for residents;
 - ii. A minimum of 0.03 *parking spaces* per *dwelling unit* are required residential visitors;
 - iii. the *parking spaces* may be in an *automated parking system*; and
 - iv. A minimum of 4 *care share parking spaces* shall be provided.
 - b) On the lands shown as East Block on Map 3:
 - v. A minimum of 0.24 *parking spaces* per *dwelling unit* for residents; and
 - vi. A minimum of 0.03 *parking spaces* per *dwelling unit* are required residential visitors;
 - vii. zero (0) non-residential parking spaces are required for non-residential uses;
 - viii. the *parking spaces* for residential visitors can be used by visitors of non-residential uses on the *lot*;
 - ix. the *parking spaces* may be in an *automated parking system*.
- j) *Parking spaces* in an *automated parking system* shall have the following dimensions:
- i. minimum length of 5.85 metres;
 - ii. minimum width of 2.27 metres; and
 - iii. minimum vertical clearance of 2 metres;

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- k) On the lands shown as West Block on Map 3, *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following ratios:
 - i. A minimum of 0.9 bicycle parking spaces – long-term per dwelling unit; and
 - ii. A minimum of 0.1 bicycle parking spaces – short-term per dwelling unit.
 - l) On the lands shown as East Block on Map 3, *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following ratios:
 - i. A minimum of 0.9 *bicycle parking spaces* – *occupant* per dwelling unit; and
 - ii. A minimum of 0.1 *bicycle parking spaces* – *visitor* per dwelling unit.
 - m) A minimum of 729.0 square metres of a *privately owned publicly accessible open space (POPS)* shall be provided within the hatched area as is shown on Map 2.
2. For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended, except for the following:
- a) “*automated parking system*” means a mechanical system for the purpose of parking and retrieving cars without drivers in the vehicle during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of cars on parking pallets.
 - b) “*Bicycle parking space*” means an area used for storing bicycles having the following minimum dimensions:
 - i. Where the bicycles are to be parked on a horizontal surface, has a minimum length of 1.8 metres, a minimum width of 0.6 metres and a minimum vertical dimension from the ground of 1.9 metres;
 - ii. Where the bicycles are to be parked in a vertical position, has a minimum length of 1.2 metres, a minimum width of 0.6 metres and a vertical dimension of 1.9 metres; and
 - iii. Where the bicycles are to be parked in a *bicycle stacker*, has a minimum length of 1.8 metres, a minimum width of 0.6 metres and a minimum vertical dimension of 1.2 metres for each *Bicycle parking space* ;
 - c) “*Bicycle parking space – occupant*” means a *bicycle parking space* for use by the occupants or tenants of a building;
 - d) “*Bicycle parking space – visitor*” means a *bicycle parking space* for use by visitors to a building;
 - e) “*Bicycle stacker*” means a device whereby a *bicycle parking space* is positioned above or below another *bicycle parking space* and is accessed by means of an elevating device;

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- f) "*Grade*" means 130.65 metres and 130.75 metres Canadian Geodetic Datum on the lands shown as East Block and West Block on Map 3, respectively;
 - g) "*Gross floor area*" means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior main wall of each floor level, exclusive of any areas in a building or structure used for:
 - i. Parking, loading and bicycle parking below-ground;
 - ii. Required *loading spaces* and access at the ground level and required *bicycle parking spaces -occupant or bicycle parking spaces -visitor* at or above-ground;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below-ground;
 - iv. Shower and change facilities required by the By-law for *required bicycle parking spaces*;
 - v. *Residential amenity space* required by this By-law;
 - vi. Elevator shafts (including the automated parking system), garbage shafts, mechanical penthouse; and exit stairwells in the building or structure;
 - h) "*Height*" means the vertical distance between grade and the highest point of the building or structure, except for those elements prescribed by this By-law;
 - i) "*Lot*" means in aggregate the lands outlined by heavy lines on Map 1 of this Bylaw;
 - j) "*Privately owned publicly accessible open space (POPS)*" means a space on the lot situated at ground level within the hatched area shown on Diagram 3 attached to and forming part of this By-law that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses, including for temporary commercial activities and use by the Owner in accordance with the Section 37 Agreement for the Site.
 - k) "*Residential amenity space*" means indoor or outdoor space on a *lot* that is communal and available for use by the occupants of a *building* of the *lot* for recreational or social activities; and
 - l) "*Stacked bicycle parking spaces*" means a horizontal *bicycle parking space* that is positioned above or below another *bicycle parking space* and equipped with a mechanical device providing floor level access to both *bicycle parking spaces*.
 - m) "*self-storage warehouse*" means premises where individual enclosed areas are made available to the public for keeping or storing goods or commodities.
3. Notwithstanding any existing or future severance, partition, or division of the *lot*, the provisions of this By-law and By-law No. 438-86, as amended, shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

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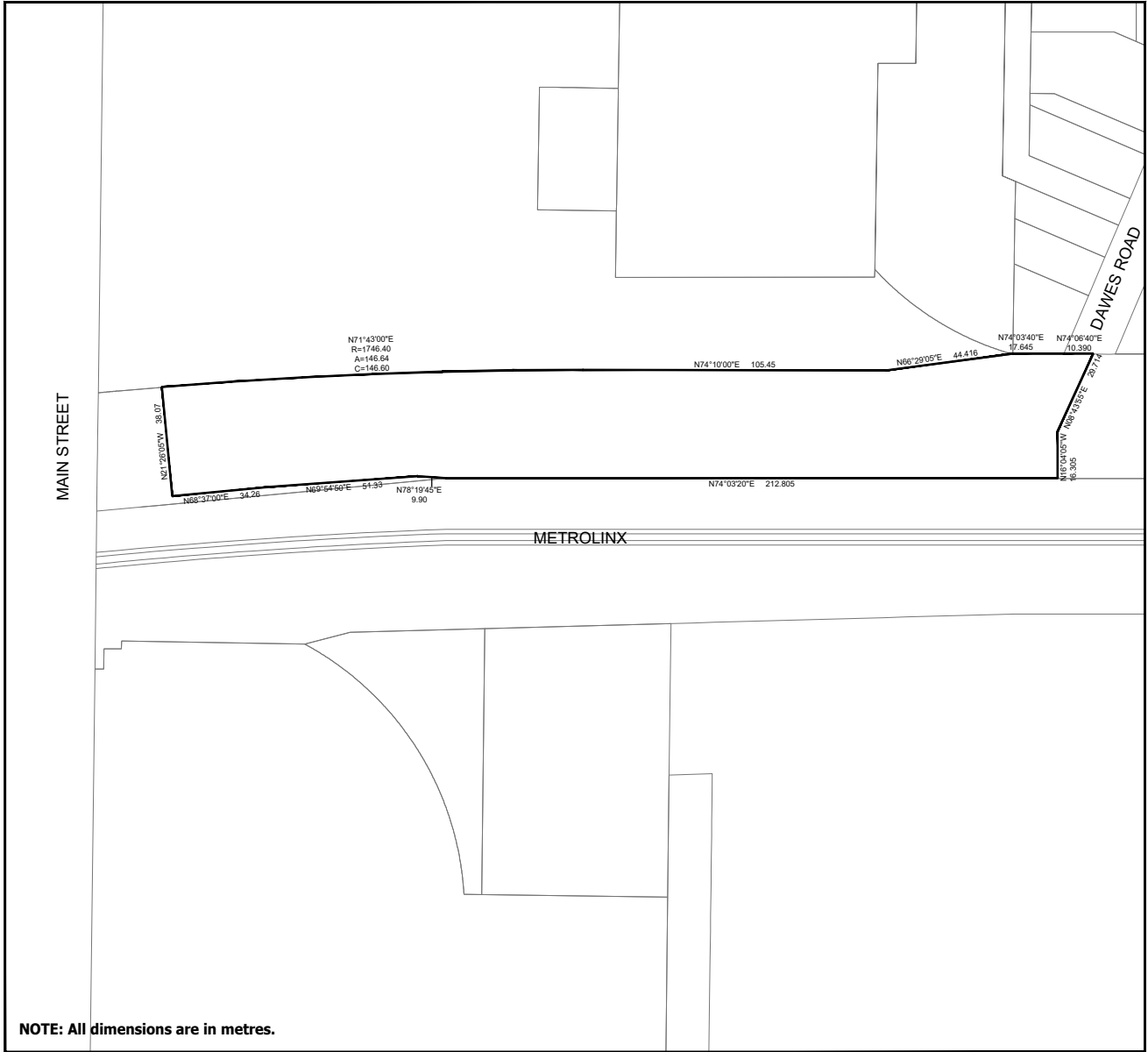
ENACT AND PASSED this _____ day of _____, 20~.

JOHN TORY,

Mayor

ULLI S. WATKISS

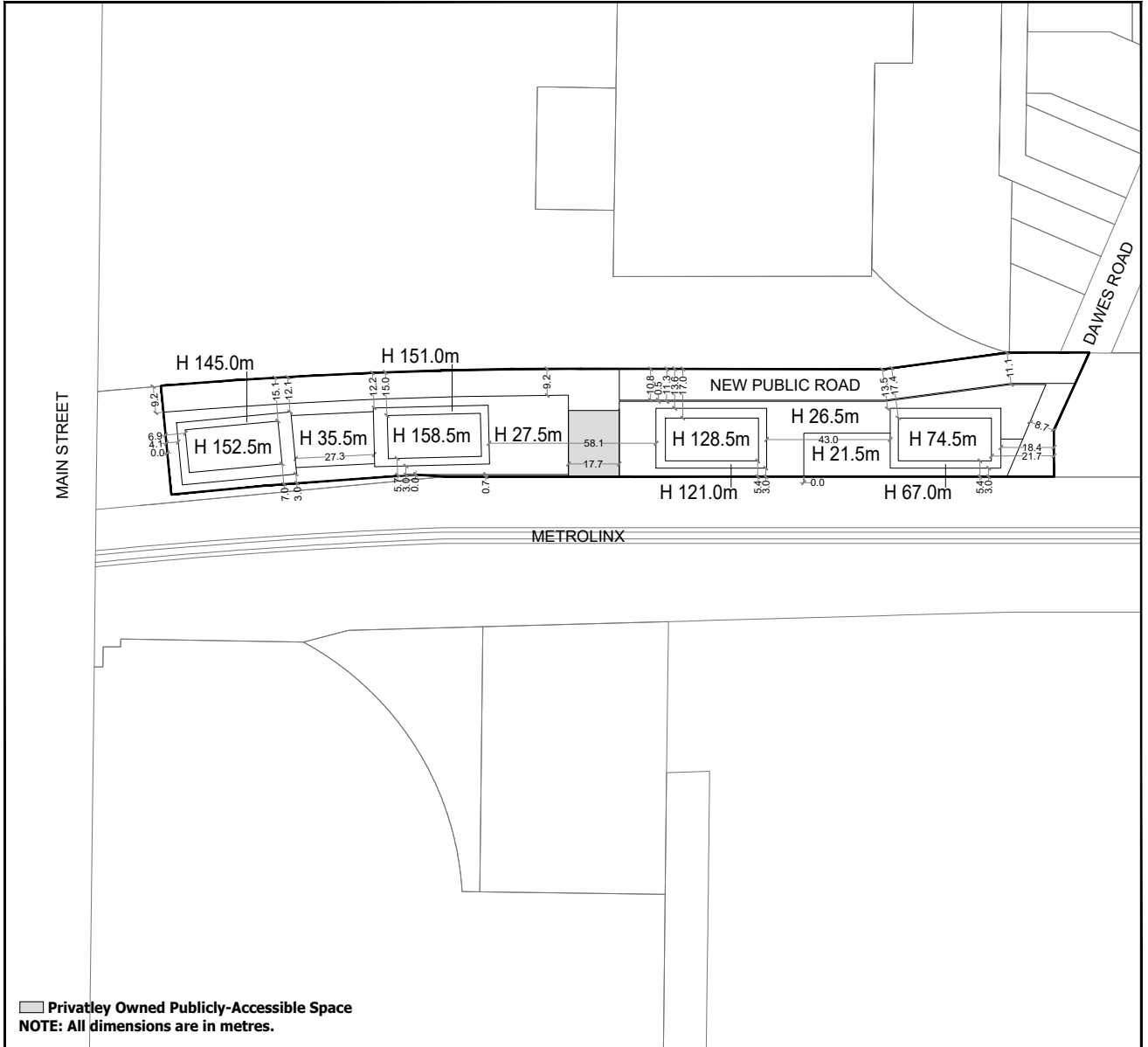
City Clerk

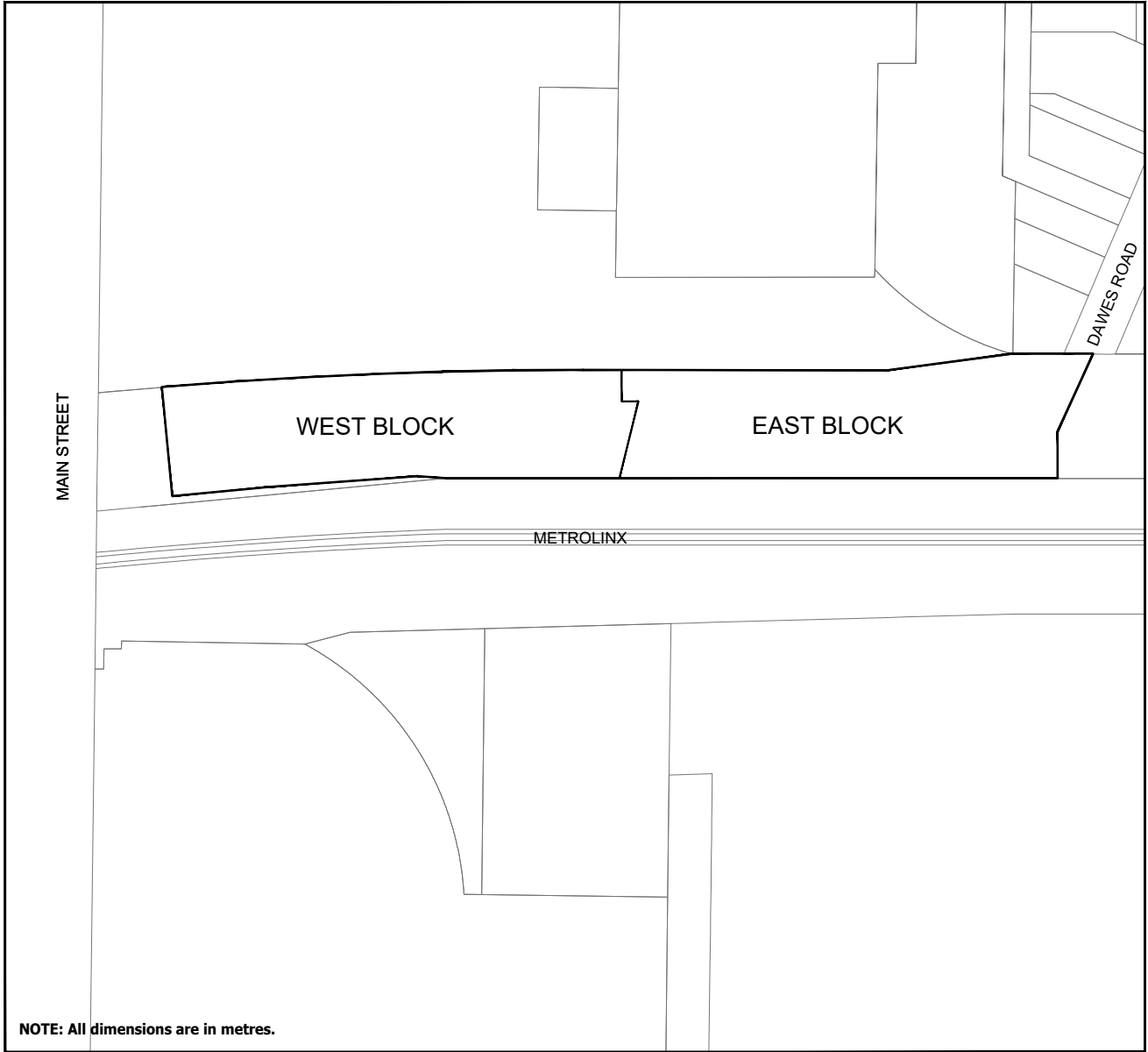


NOTE: All dimensions are in metres.

Not to Scale







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Not to Scale

