

Authority: Toronto and East York Community Council Item No. ●, as adopted by City of Toronto Council on ●.

## CITY OF TORONTO

### BY-LAW No. --20~

#### To amend the General Zoning By-law No. 569-2013 of the City of Toronto with respect to the lands municipally known in the year 2020 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. 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 with the exception of the following:
  - i. **“automated parking system”** for the purpose of this this By-law 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.
  - ii. **“car-share”** means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;
  - iii. **“car-share parking space”** means a parking space that is reserved and actively used for car sharing;
  - iv. **“gross floor area”** for the purpose of this this By-law 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 parking, loading and bicycle parking below-ground; Required *loading spaces* and access at the ground level and required bicycle parking spaces at or above-ground; storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below-ground; Shower and change facilities required by the By-law for required bicycle parking spaces, indoor amenity space required by this by-law, elevator shafts (including the automated parking system), garage shafts, mechanical penthouse and exit stairwells in the building or structure.
  - v. **“publicly owned privately accessible open space (POPS)”** for the purpose of this this By-law 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.

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 in heavy black line to CR (xXXX) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2020 as 6 Dawes Road to the Policy Area Overlay Map in Section 995.10.1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2020 as 6 Dawes Road to the Height Overlay Map in Section 995.20.1 and applying the following height labels to these lands: HT 14.0 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number (####) so that it reads:

**Exception CR [####]**

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 in the year 2020 as 6 Dawes Road shown on Diagram 1 to By-law • [Clerks to provide by-law number], a **building** or **structure** may be erected and used in compliance with (B) to (S) below;
- (B) The **lot** comprises the lands outlined by heavy lines and identified on the Land Map, as shown on Diagram 1, attached to By-law • [Clerks to provide by-law number];
- (C) Despite Regulation 40.10.20.40 (1)(A) **self-storage** is a permitted use;
- (D) Despite Regulation 40.10.20.40(1)(B) **mixed-use buildings** are permitted **building** types for **dwelling units**;
- (E) Despite Regulations 40.5.1.10(3)(A) and 40.10.40.40.(1) the total **gross floor area of buildings** and **structures** must not exceed a maximum of 97,600 square metres, of which:
  - i. The permitted maximum **gross floor area** for residential uses is 92,000 square metres and includes the **gross floor area** associated with the above-grade parking; and
  - ii. The permitted maximum **gross floor area** for non-residential uses is 5,600 square metres.
- (F) Despite Clauses 40.10.40.70 and 40.10.40.80 the required minimum **building setbacks** and the required minimum separation distances between **main walls of buildings or structures** above ground level is shown on the Height Map, as shown on Diagram 5 of By-law • [Clerks to provide by-law number];

(G) Despite Regulations 5.10.40.70(1) and (2), Clauses 40.5.40.60, 40.10.40.60, and Regulation (E) above, 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, 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 and vents, ventilating equipment, public art, bike share facilities, outdoor **amenity space** elements, landscape features, green roof elements, and art installations projecting horizontally beyond the heavy lines shown on Diagram 5;
- ii. 0.6 metres for lighting fixtures, cornices, sills, eaves, parapets, balustrades, ornamental or architectural features, bay windows, window washing equipment, gas meters and hydro meters, projecting horizontally beyond the heavy lines shown on Diagram 5;
- iii. 3.0 metres for canopies and awnings, projecting horizontally beyond the heavy lines shown on Diagram 5;
- iv. Balconies to a maximum horizontal projection of 2.5 metres beyond the heavy lines shown on Diagram 5; and
- v. **Structures**, elements and enclosures permitted by Regulation (I) below;

(H) Despite Clause 40.10.40.10, the permitted maximum **building** height in metres, measured from the average elevation of the ground along all **lot** lines that abut a **street** to the highest point of the **building** or **structure**, is the numerical value in metres following the HT symbol on Diagram 5 of By-law • [Clerks to provide number];

(I) For the purpose of this Exception, the phrase “average elevation of the ground along all **lot** lines that abut a **street**” is the Canadian Geodetic Datum elevation of 130.65 metres and 130.75 metres on the lands shown as East Block and West Block on Diagram 6, respectively;

(J) Despite Clause 40.5.40.10 and Regulation (G) above the following elements of the **building** or **structure** may project above the permitted maximum **building** height limits shown on Diagram 5 of By-law • [Clerks to provide number] as follows:

- i. **Structures**, elements and enclosures permitted by Regulation (F) 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, lightning rods, window washing equipment, and **structures** and elements associated with green energy

and renewable energy facilities located on any roof, which may project vertically above the permitted **building** heights shown on Diagram 5 of By-law • [Clerks to provide number] by a maximum of 8.5 metres; and

- iii. **structures** on any roof used for the purposes of maintenance, safety, wind mitigation or **green roof** purposes, outdoor **amenity space** or open air recreation, and vestibules providing access to outdoor **amenity space**, may project vertically above the permitted **building** heights shown on Diagram 5 of By-law • [Clerks to provide number] by a maximum of 6.5 metres;

(K) Despite Clause 40.10.40.50, **amenity space** is required for dwelling units and shall be provided in accordance with the following:

a) on the lands shown as West Block on Diagram 6:

- i. A minimum of 2.0 square metres of indoor **amenity space** per **dwelling unit** must be provided; and
- ii. A minimum of 1.3 square metres of outdoor **amenity space** per **dwelling unit** must be provided, of which at least 40 square metres of outdoor **amenity space** must be provided in a location directly accessible from an area containing indoor **amenity space**;

b) on the lands shown as East Block on Diagram 6:

- iii. No **amenity space** is required for non-residential uses;

(L) Despite Regulations 200.5.10.1(1), and 200.5.10.11(1), **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:

a) on the lands shown as West Block on Diagram 6:

- i. A minimum of 0.18 **parking spaces** per **dwelling unit** must be provided for residents;
- ii. A minimum of 0.03 **parking spaces** per **dwelling unit** are required for residential visitors; and
- iii. the **parking spaces** may be in an **automated parking system**.
- iv. A minimum of 4 **car share parking spaces** shall be provided

b) on the lands shown as East Block on Diagram 6:

- v. A minimum of 0.24 **parking spaces** per **dwelling unit** must be provided for residents;
- vi. A minimum of 0.03 **parking spaces** per **dwelling unit** are required for 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**.

(M) **Parking Spaces** in an **automated parking system** shall have the following minimum dimensions:

- (i) minimum length of 5.85 metres;
- (ii) minimum width of 2.27 metres; and
- (iii) minimum vertical clearance of 2 metres;

(N) Despite regulation 200.15.10 (1) (c), **parking spaces** in an **automated parking system** shall be considered **accessible parking spaces**.

(O) Despite regulation 230.5.1.10(10), “short-term” **bicycle parking spaces** may be provided as **stacked bicycle parking spaces**;

(P) Despite Regulation 230.5.1.10(4)(A)(ii) and (B)(ii), a **stacked bicycle parking space** must have a minimum width of 0.45 metres;

(Q) Regulation 200.5.1.10(12)(C) does not apply;

(R) Regulation 230.40.1.20(2) does not apply;

(S) Despite regulation 40.5.40.40(3)(B), **gross floor area** of a **mixed use building** is reduced by the area in the **building** used for the required **loading space** and access to the **loading space**.

(T) A minimum of 729.0 square metres of a **Publicly Owned Privately Accessible Open Space (POPS)** shall be provided within the shaded area as is shown on Diagram 5.

(U) Despite any existing or future severance, partition, or division of the lands shown on Diagram 1 of By-law • [Clerks to provide number], the provisions of this Exception and By-law 569-2013 shall apply to the whole of the lands as one lot as if no severance, partition or division had occurred.

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

ENACT AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 20~.

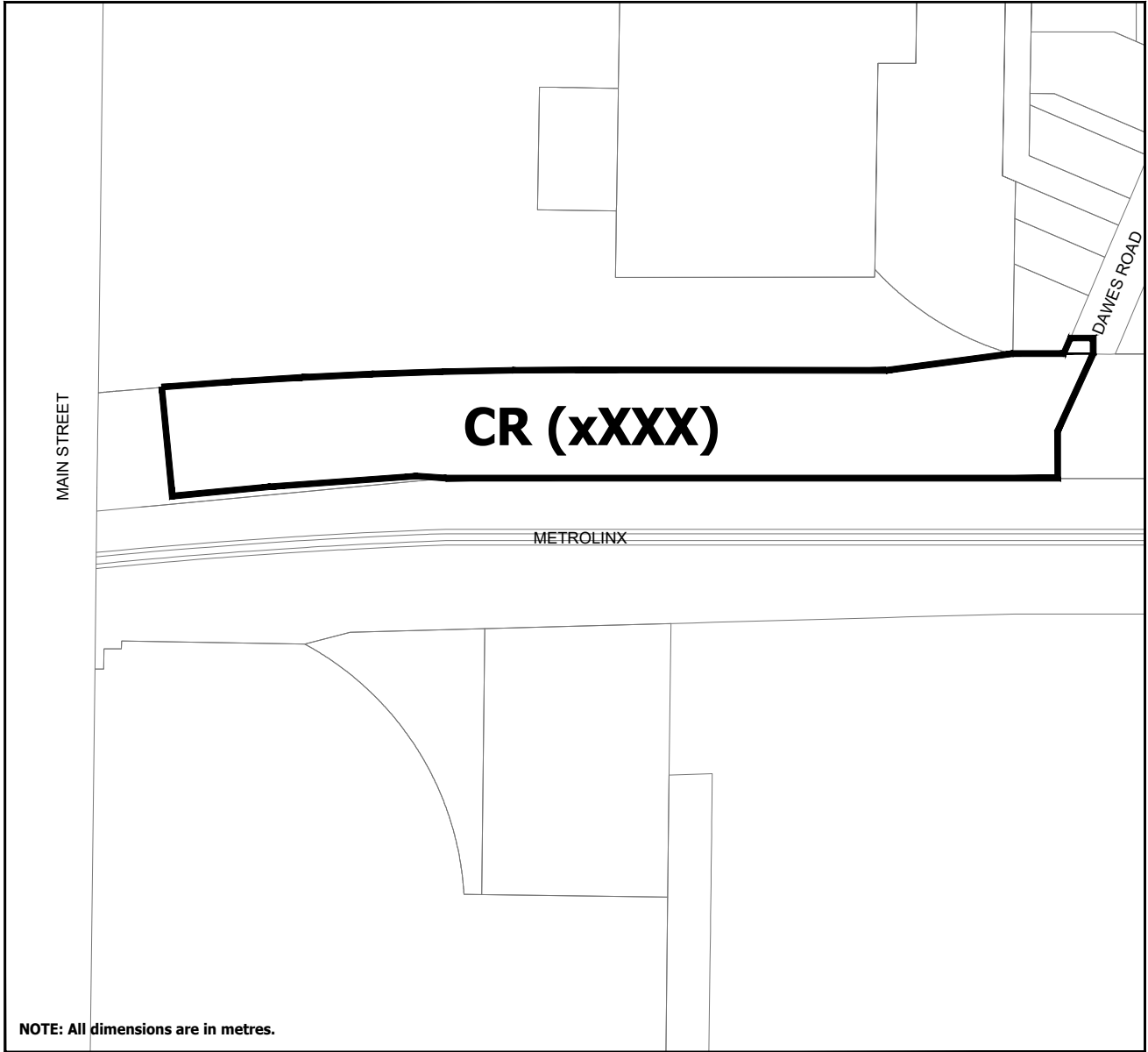
JOHN TORY,

Mayor

ULLI S. WATKISS

City Clerk

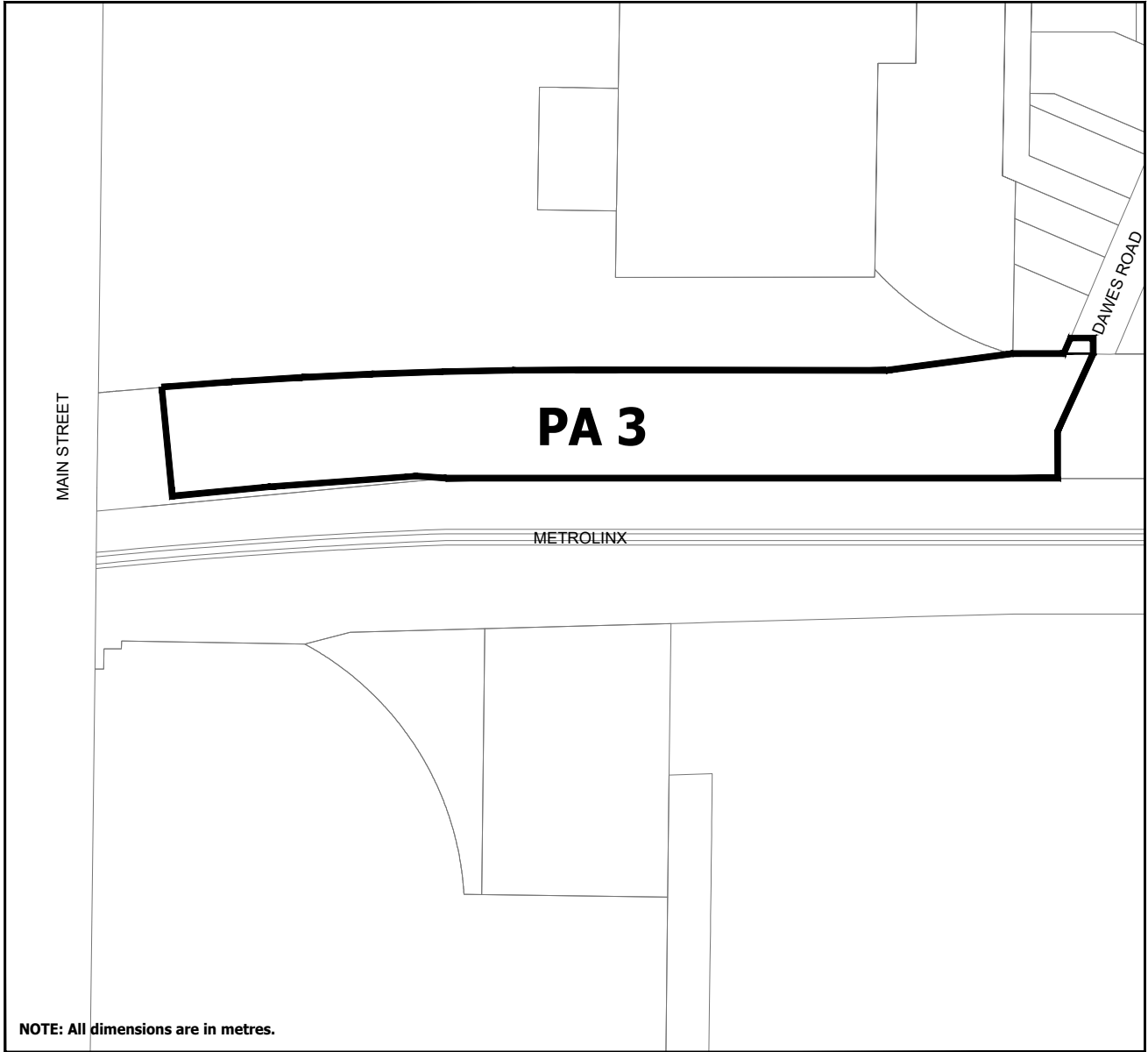




NOTE: All dimensions are in metres.

Not to Scale





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**TORONTO** City Planning  
Division

**6 Dawes Road, Toronto**

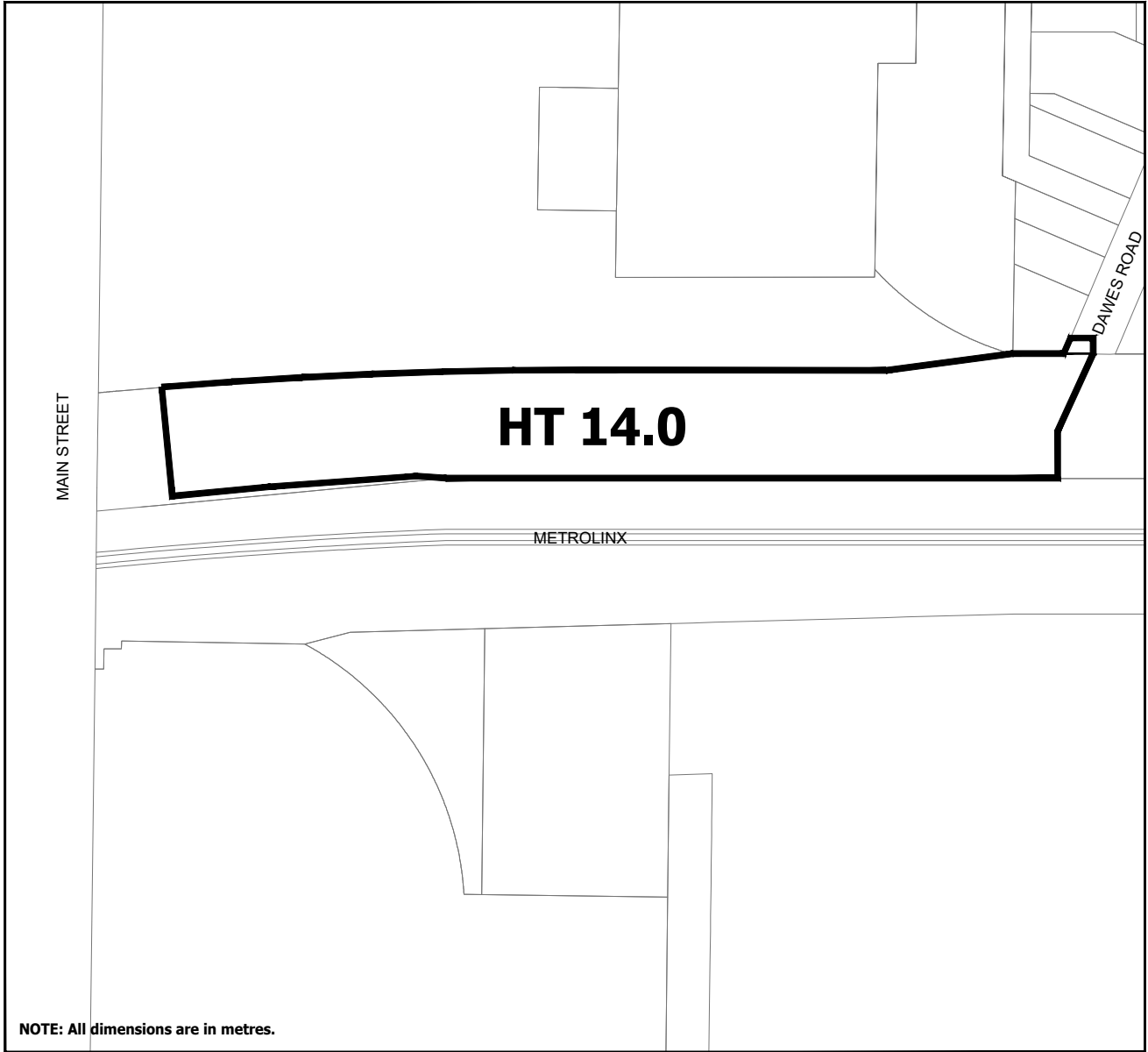
**Diagram 3 - Policy Area Map**

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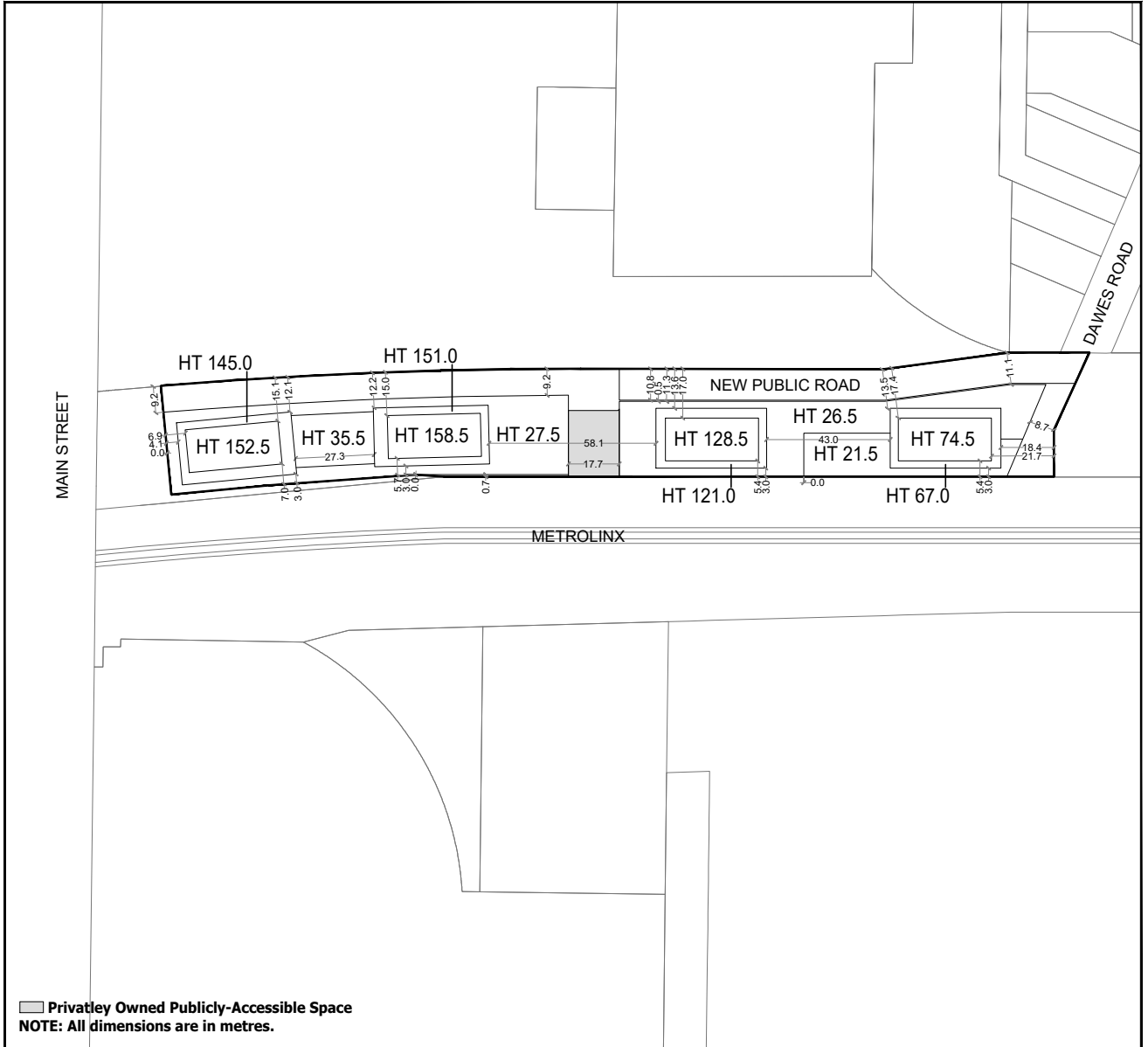


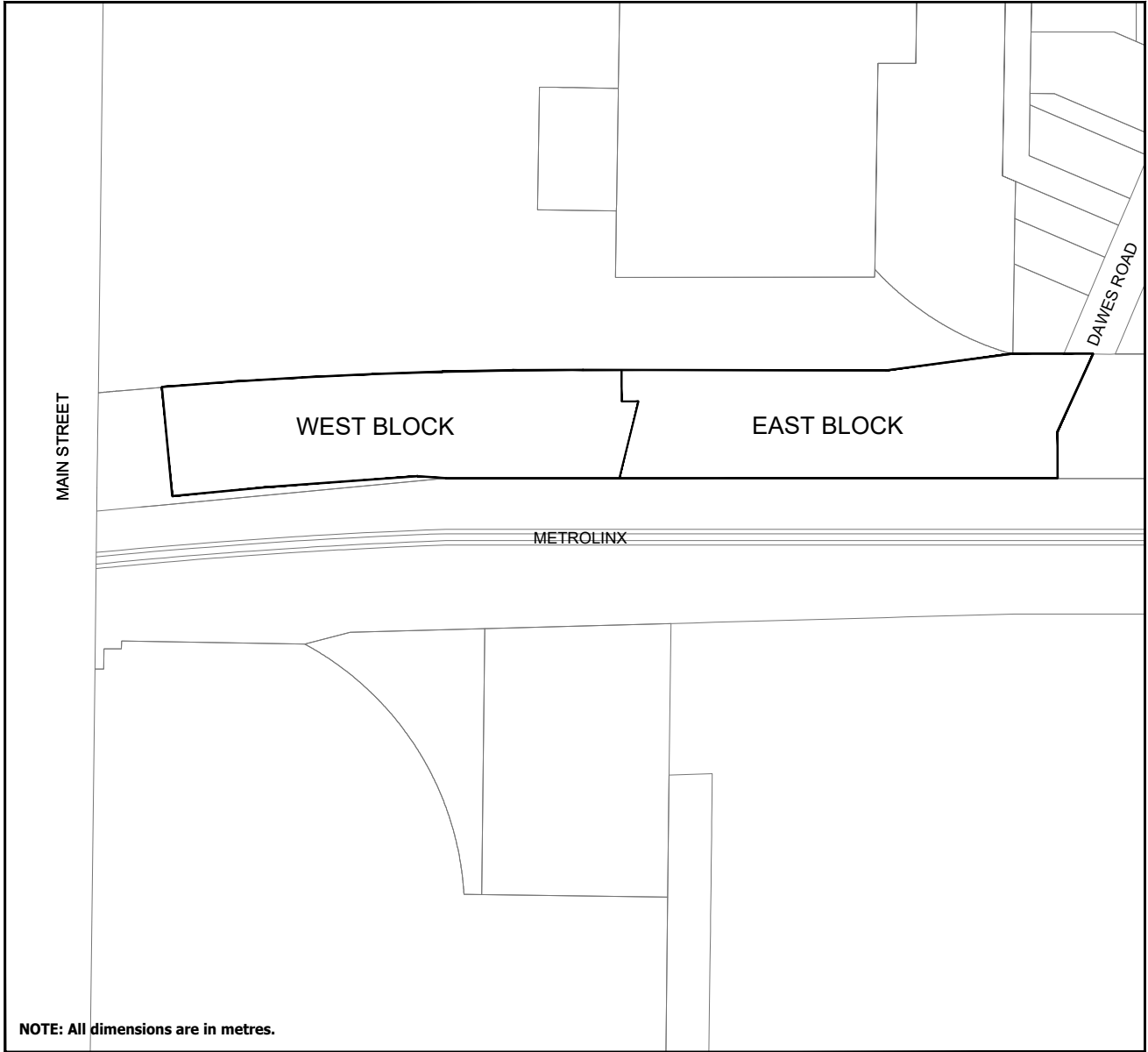


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