

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW NO. XXXX-20XX

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in 2022 as 3400 Dufferin Street and 8 Jane Osler Boulevard

Whereas authority is given to Council of the City of Toronto 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*;

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 and forming part of this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known as 3400 Dufferin Street subject to this By-law to the Zoning By-law Map in Section 990.11, and applying the following zone label to these lands, as shown on Diagram 2 attached to this By-law: CR (x###).
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone labels on the Zoning By-law Map in Section 990.10 respecting the lands municipally known as 8 Jane Osler Boulevard, as outlined by heavy black lines from zone labels of RD (f15.0;a550) (x5) to a zone label of CR (x#####) as shown on Diagram 2 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR (x#####).

Exception CR (x#####)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 3400 Dufferin Street and 8 Jane Osler Boulevard, as shown on Diagram 1 of By-law [Clerks to insert by-law #], if the requirements of Section 12 and Schedule A of by-law [Clerks to insert by-law #] are complied with, a building or structure may be constructed, used or enlarged in compliance with Sections

(B) to (Z) below:

- (B) Clause 40.10.30.40, as it relates to maximum **lot coverage**, does not apply.
- (C) Despite Regulation 40.10.40.1(1), residential use portions of the **building** may also be located on the same level or below non-residential use portions.
- (D) Despite Regulation 40.10.20.40(1) **apartment buildings** and **mixed-use buildings** are permitted **building** types for **dwelling units**.
- (E) Regulation 40.10.40.10(5) does not apply to **dwelling units** on the ground floor.
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** or **structures** is 60,820 square metres, of which a maximum of 59,455 square metres may be used for residential uses.
- (G) In addition to the permitted exclusions of Regulation 40.5.40.40(3) and 40.5.40(5), the **gross floor area** of all **mixed use buildings** or **apartment buildings** are reduced by the area in the **buildings** used for:
 - (i) Above ground parking spaces and drop off;
 - (ii) Storage rooms, washrooms, electrical rooms, utility rooms, mechanical rooms, moving room, mail room, firefighter central alarm control facilities (CACF), residential garbage rooms below ground and on the first storey, and all associated corridors; and
 - (iii) mechanical and ventilation shafts.
- (H) Despite regulation 40.5.40.10(1) and (2) the height of a **building** or **structure** is measured as the vertical distance between the elevation of the highest point of the **building** or **structure** and the Canadian Geodetic Datum elevation of 189.94 for all buildings, as shown on Diagram 3 of By-law [Clerks to insert by-law #]; and
- (I) Despite regulation 40.10.40.10(2), the permitted maximum height of any **building** or **structure** is the numerical value, in metres, following the letters HT as shown on Diagram 6 of By-law [Clerks to supply by-law #];
- (J) Despite regulation 600.10.10(1)(A), required tower setbacks are not applicable;
- (K) Despite clause 40.5.40.10 and (I) above, the following elements of a **building** or **structure** may project above the permitted maximum **building** height limits specified by the number following the symbol “HT” on Diagram 6 of By-law [Clerks to supply by-law #]:
 - (i) mechanical equipment and any associated enclosure **structures**, cornices, parapets, awnings, fences, guardrails, railings and dividers, pergolas, trellises, balustrades, eaves, screens and dividers, planters, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, pipes, lightning rods, light fixtures, architectural features, **landscaping** elements, awnings and/or other shade

- devices and associated structures, outdoor amenity space elements, and elements of a **green roof**, which may project by up to 3.0 metres;
- (ii) elevator overruns, cooling towers, mechanical penthouses, stairs, stair enclosures, heating, cooling or ventilating equipment, mechanical equipment and any associated enclosure structures, generators and associated enclosure structures which may project by up to 6.0 metres; and
 - (iii) structures, elements or enclosures listed in Regulation (O) below
- (L) Despite regulations 40.10.40.70(2), the minimum required **building setbacks** are shown on Diagram 6 of By-law [Clerks to supply by-law #];
- (M) Despite Regulation 40.10.40.80(2), the required minimum above-ground distance between **main walls** are shown in metres on Diagram 6 of By-law [Clerks to supply by-law #]
- (N) The required minimum **building** setbacks are shown on Diagram 6 of By-law [Clerks to supply by-law #]
- (O) Despite regulation 40.10.40.70(2) and (L) above, the following **building** elements and **structures** are permitted to encroach into the required minimum **building setbacks** shown on Diagram 6 of By-law [Clerks to supply by-law #]:
- (i) terraces, balconies, terrace or balcony platforms, dividers and railings, cornices, light fixtures, awnings, canopies, ornamental elements, cladding, parapets, **landscaping** features, flutes, piers, pillars, columns, pergolas, fences, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, retaining walls, and, architectural features walls, and associated structures by 1.5 metres;
 - (ii) stoops, decks, porches, trellises, privacy screens, covered bicycle storage enclosures, ramps, garage ramps and associated structures, utility metres and associated enclosures, railings, vents and structures for wind mitigation by 4.0 metres; and
 - (iii) structures, elements or enclosures listed in Regulation (K) above.
- (P) Despite 40.10.40.1(1), **dwelling units** may be located in the first **storey** of a **building**;
- (Q) Regulation 40.10.50.10(3), related to **soft landscaping**, does not apply.
- (R) Despite regulation 40.10.100.10(1)(C), two **vehicle** accesses are permitted on the **lot**;
- (S) Despite regulation 200.5.10(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) A minimum of 0.35 **parking spaces** per **dwelling unit** for residents;

- (ii) A minimum of 0.09 visitor **parking spaces** per **dwelling unit** are required;
- (T) Despite Regulation 40.10.40.50(1), **amenity space** on the **lot** shall be provided in accordance with the following:
 - (i) A minimum of 2.0 square metres for each **dwelling unit** shall consist of indoor **amenity space**; and,
 - (ii) A minimum of 2.0 square metres for each **dwelling unit** shall consist of outdoor **amenity space**;
- (U) Despite Regulation 230.5.1.10(4)(A), a **stacked bicycle parking space** may be provided with the following minimum dimensions:
 - (i) A minimum length of 1.8 metres;
 - (ii) A minimum width of 0.4 metres; and
 - (iii) A minimum vertical clearance of 1.2 metres.
- (V) Despite Regulation 230.5.1.10(1), a “short term” **bicycle parking space** may also be located in a **stacked bicycle parking space**.
- (W) Despite Regulation 220.5.1.10(7), shower and change facilities do not have to be provided for any building on the lands;
- (X) Despite Regulation 230.5.1.10(9)(B), long-term **bicycle parking spaces** for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located on the first **storey** of the **building**, second **storey** of the building, or on levels of the **building** below-ground.
- (Y) Despite clauses 40.10.90.1, 220.5.10.1(2) and 220.5.10.1(5), a minimum of five type “B” **loading spaces** must be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply

- 6. Despite any existing or future consent, severance, partition or division of the lands outlined in heavy lines on Diagram 1, the provisions of this By-law apply to the whole of these lands, as if no consent, severance, partition or division had occurred.
- 7. None of the provisions of By-law 569-2013, as amended, apply to prevent a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of dwelling units or non-residential units proposed on the same lot, for a period not to exceed 3 years from the date of this by-law coming into full force and effect.

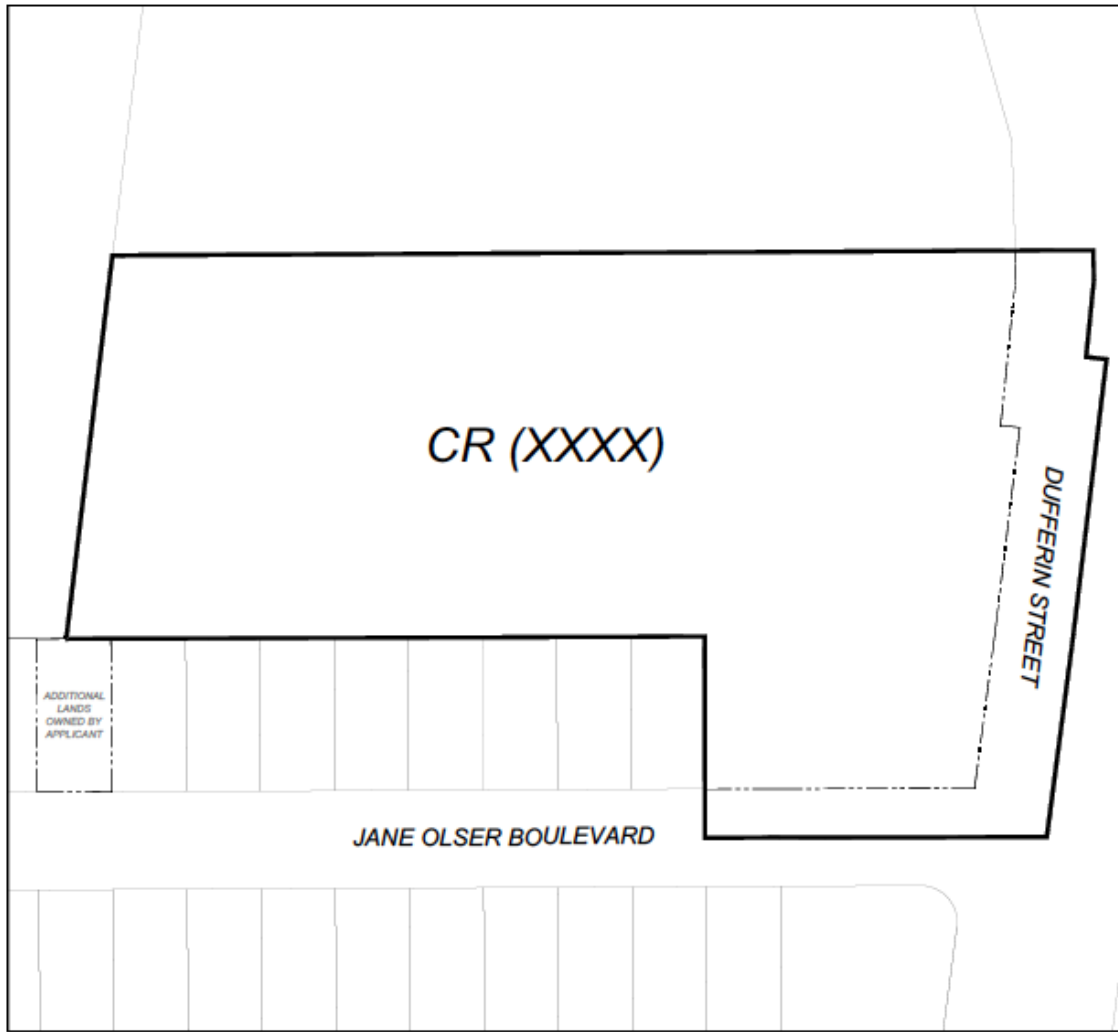
ENACTED AND PASSED this _____ day of _____, A.D. 2021.

JOHN TORY,
Mayor

JOHN ELVIDGE
City Clerk

City of Toronto

Schedule A:



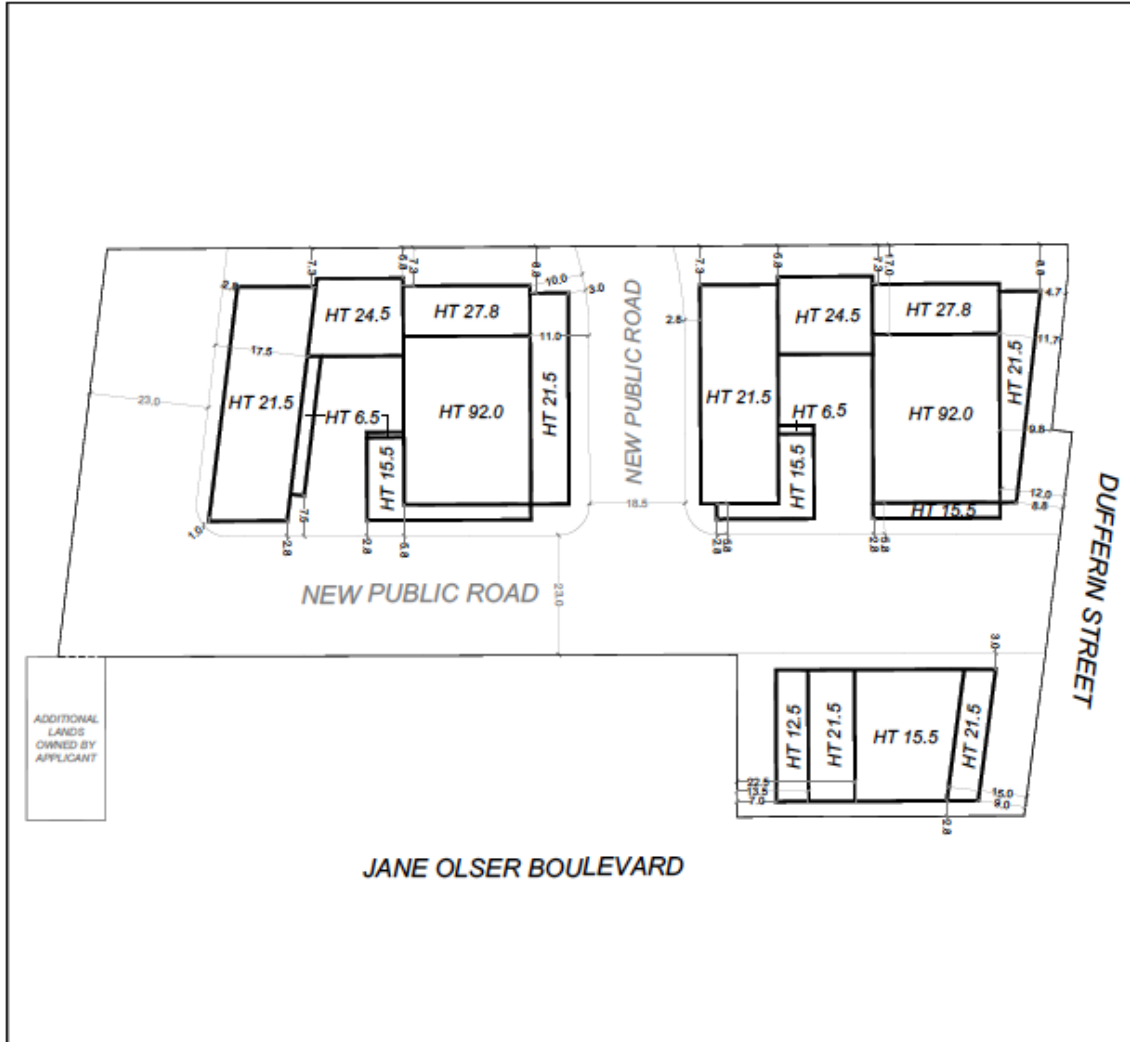
 **TORONTO**
Diagram 2

3400 Dufferin Street & 8 Jane Olser Boulevard, Toronto

File #22 _____



Not to Scale



3400 Dufferin Street & 8 Jane Olser Boulevard, Toronto

Diagram 3

File #22 _____



Not to Scale