

Date: December 28, 2018

Building Application No: 18 259789 PSP 00 ZR

Mixed Use - Planning only - Planning - Circulation

At 861 ST CLAIR AVE W

Ward: Davenport (09)

Zoning bylaw Notice

ITEM DESCRIPTION

Toronto Zoning by-law

Your property is located in the former municipality of Toronto and is subject to Zoning By-law No. 438-86, as amended. Based on Zoning By-law No. 438-86, the property is zoned MCR C2.0 R4.5.

Your property is not subject to the city wide By-law 569-2013.

-
1. The maximum permitted height is 30.0 metres. The proposed height is 34.35 metres.

Note:- the grade is the average elevation of the sidewalk in front of the lot(Winona Dr.); - 0.95 metres.

-
2. The maximum permitted number of storeys are 9. The proposed number of storeys are 10.

-
3. The maximum permitted height of building elements, such as stair towers, elevator shaft and the like, is 35.0 metres. The proposed height of building elements, such as stair towers, elevator shaft and the like, is 35.25 metres.

Note:- the grade is the average elevation of the sidewalk in front of the lot(Winona Dr.); - 0.95 metres.

-
4. Building elements, such as stair towers, elevator shaft and the like, shall not penetrate the rear angular plane. The building elements, such as stair towers, elevator shaft and the like, penetrate the rear angular plane.

-
5. Building elements, such as stair towers, elevator shaft and the like, shall not penetrate the front angular plane. The building elements, such as stair towers, elevator shaft and the like, penetrate the front angular plane.

[Sec 12 (1) 479 (4) (e) (i) (a) (ii) - Height of permitted Building Elements]

-
6. No person shall erect or use a building or structure on a lot in a MCR district having any part of the building or structure closer to the curb line of the travelled portion of St. Clair Avenue West than 4.5 metres. The proposed balconies and underground parking structure is 2.90 metres from the curb line.

[Sec 12 (1) 479 (5) (a) (i) - Setbacks]

-
7. No person shall erect a building or structure above on a lot in a MCR district unless the building or structure is setback a minimum distance of 7.5 metres from any lot or portion of any lot in an R or G District. The proposed building is setback 4.4 metres from a lot in the R district.
-

Date: December 28, 2018

Building Application No: 18 259789 PSP 00 ZR

Mixed Use - Planning only - Planning - Circulation

At 861 ST CLAIR AVE W

Ward: Davenport (09)

Zoning bylaw Notice

ITEM DESCRIPTION

8. Any building or structure greater than 5 storeys or 16.5 metres in height, whichever is the lesser, shall have a minimum 1.5 metre step-back of the main external building wall facing a lot line abutting a street located: (a) at a height above 16.5 metres or 5 storeys, whichever is the lesser, measured from the face of external wall of the storey directly below and (b) an additional 1.5 metres step-back, at a height above 22.5 metres or 7 storeys. The step back facing St Clair Ave W at 16.5 metres high is 0.70 metres and at 22.5 metres the additional setback is 0 metres.
9. Any building or structure greater than 5 storeys or 16.5 metres in height, whichever is the lesser, shall have a minimum 1.5 metre step-back of the main external building wall facing a lot line abutting a street located: (a) at a height above 16.5 metres or 5 storeys, whichever is the lesser, measured from the face of external wall of the storey directly below and (b) an additional 1.5 metres step-back, at a height above 22.5 metres or 7 storeys. The step back facing Winona Dr. at 16.5 metres high is 0.88 metres and at 22.5 metres the additional setback is 0.32 metres.
10. All parts of the building or structure must be contained within a 60 degree angular plane projected over the lot from the 7.5 metre setback from the lot in the R district, at an elevation of 10.5 metres above the average elevation of the ground directly above such setback. The proposed building penetrates this angular plane.
11. Where the height of the building or structure exceeds 30 metres, measured above the average elevation of the ground abutting St. Clair Avenue West, all parts of such building or structure shall be contained within a 45 degree angular plane projected over the lot from the setback required by paragraph (6) (a), at an elevation of 30 metres above the average elevation of the ground abutting St. Clair Avenue West.. The proposed building penetrates this angular plane.
12. Where the height of a building or structure is greater than 3 storeys, the main external building wall of the first 5 storeys or 16.5 metres, whichever is the lesser, shall be built at the build-to-line (4.5 metres from St Clair Ave W curb line). The main external walls of the first 5 storeys or 16.5 metres, whichever is the lesser, are not at the build to line.
13. A minimum 1.5 metre landscaped open space to be used for soft landscaping shall be provided along a lot line abutting a R District. No soft landscaping is proposed along the lot line abutting a R district.
14. Where a lot abuts a flanking street, all vehicle access shall be restricted to the flanking street. The proposed access is from the front street.
15. No part of a structure on the roof of the building used for outside or open air recreation, safety or wind protection purposes shall be less than 2.0 metres from an adjacent outside wall or a vertical projection of the wall. The proposed safety fence is 0 metres from the vertical projection of the outside wall.
16. Visitor parking spaces and all driveways providing ingress thereto shall be designated. Visitor parking spaces are not designated.
17. The by-law requires one Type G loading space (13.0 metres long x 3.5 metres wide x 6.1 metres vertical clearance). for the dwelling units. The proposed loading space for the dwelling units is 11.0 metres long.

Toronto Building
Will Johnston, Chief Building Official and Executive
Director

2 Civic Centre Court
2nd Floor
Toronto, ON M9C 5A3

Phone: (416) 394-8057
Fax: n/a
Email: Hensley.Archer@toront

Date: December 28, 2018

Building Application No: 18 259789 PSP 00 ZR

Mixed Use - Planning only - Planning - Circulation

At 861 ST CLAIR AVE W

Ward: Davenport (09)

Zoning bylaw Notice

ITEM DESCRIPTION

-
- | | |
|-----|---|
| 18. | The by-law requires indoor residential amenity space in a multi-purpose room or contiguous multi purpose rooms. The proposed indoor residential amenity spaces are not in contiguous rooms. |
| 19. | The by-law requires at least 12 bicycle parking spaces for visitors. The proposed building will contain 8 bicycle parking spaces for visitors. |
-

The Zoning review is based on statistics provided in accordance with terms as defined in the Zoning Bylaw. Statistics will not be verified during this process and will not ensure zoning compliance at the building permit stage.

This review is to determine compliance or non-compliance with the City's Zoning By-law only and did not include a review of Other Applicable Law referred to in Section 1.1.3.3.(1) of the Ontario Building Code.

The Building Division offers more comprehensive reviews under our Zoning Certificate and Preliminary Project Review programs.

