

# **TORONTO** STAFF REPORT

March 21, 2006

To: North York Community Council

From: Director, Community Planning, North York District

Subject: Final Report  
OPA & Rezoning Application 05 104461 NNY 10 OZ  
Applicant: Vianovus Capital Corporation C/O Cityzen Development Group  
Architect: Page + Steele  
475 Patricia Ave  
Ward 10 - York Centre

## Purpose:

This report reviews and recommends approval of an application to amend the Official Plan and the Zoning By-law to permit a 10-storey residential building containing 240 dwelling units and the retention of the existing school at 475 Patricia Avenue, east of Bathurst Street.

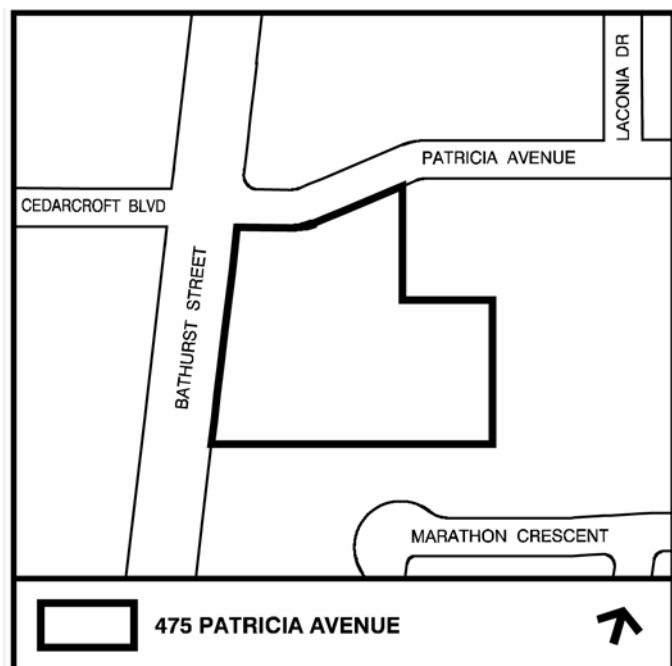
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of North York substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 10.
- (2) amend the Zoning By-law 7625 for the development site, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 11.



- (3) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required.
- (4) Before introducing the necessary Bills to City Council for enactment, the owner shall be required to enter into a Section 37 Agreement with the City, to the satisfaction of the City Solicitor, to provide the following facilities, services and/or matters:
  - (i) a \$ 250,000.00 cash contribution for capital improvements to parks and/or community facilities in Ward 10, such as Antibes Community Centre;
  - (ii) the owner shall provide a new playscape for the existing school;
  - (iii) the existing school building will remain a school or other institutional use for a period of at least 15 years, beginning with the date that the first unit of the new residential building is occupied;
  - (iv) securing of the traffic management plan, which includes the provision of an on-site drop off and pick-up for the existing school, including access across the adjacent place of worship.
- (5) Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Control Agreement under Section 41 of the Planning Act.

#### Background:

#### Proposal

The applicant is proposing to construct a 10-storey residential building, consisting of 240 residential units, with grade related units facing Bathurst Street and Patricia Avenue. A total gross floor area of 21,200 m<sup>2</sup> is proposed, for a total site density of 1.75 F.S.I. (including the existing school on the site). The existing school will remain on the eastern portion of the site.

Vehicular access will be provided from both Bathurst Street and Patricia Avenue. A total of 360 parking spaces (including 60 visitor spaces) will be provided in a below grade structure.

#### Site History

An application was submitted in 1983 to amend the Official Plan and the Zoning By-law to permit a 3-storey addition to the rear of the existing school and to permit a 17-storey senior citizens apartment building on the west portion of the site at 475 Patricia Avenue. Planning Staff recommended approval of the application subject to conditions. The Planning Advisory Committee recommended refusal of the proposal.

The application then went before North York Council, who directed that a public hearing be scheduled for December 1984. This hearing was cancelled at the request of the applicant, to allow for the preparation and submission of revised plans. The matter was deferred.

The applicant did not submit revised plans, nor did they indicate that they wanted to proceed with the original proposal. Subsequently the file was closed in 1987.

#### Site and Surrounding Area

The 1.5 hectare site is located at the southeast corner of Bathurst Street and Patricia Avenue. The site is currently developed with a 2-storey private school fronting onto Patricia Avenue. The applicant is proposing to develop a portion of the school's playground. The private school will remain in operation.

Abutting uses are as follows:

North: townhouse project on the north side of Patricia Avenue.

South: townhouse project, with single detached houses to the south-east.

East: B'nai Torah Synagogue and Fisherville Junior High School.

West: 12-storey apartment building on the west side of Bathurst Street.

#### North York Official Plan

The subject lands have a dual designation under the former City of North York Official Plan, with the north portion of the site designated Residential Density One (RD-1) and the southern portion of the site designated Residential Density Three (RD-3).

The RD-1 designation permits low-density residential uses at a density of 20 units per hectare for single-detached dwellings and 30 units per hectare for semi-detached housing.

The RD-3 designation permits low rise residential units including single-detached and semi-detached dwellings, multiple attached dwellings and low rise apartment buildings at a maximum density of 100 units per hectare.

Section C.4 of the North York Official Plan states that residential intensification may be permitted when such intensification is desirable and appropriate. Intensification can include new housing when it is compatible in scale and physical character with the existing residential neighbourhood. The Official Plan specifies development criteria for considering intensification, which address issues such as compatibility with adjacent residential neighbourhoods, urban design features, parks and open spaces and municipal services.

#### New Toronto Official Plan

At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with

modifications. The Minister's decision has been appealed in its entirety and the Official Plan is now before the Ontario Municipal Board.

Once the new Official Plan comes into full force and effect, it will designate the lands 'Apartment Neighbourhood', which are made up of apartment buildings and parks, local institutions, recreational facilities and small scale retail, service and office uses that serve the needs of area residents.

### Zoning

The lands are zoned R4 (One-Family Detached Dwelling Fourth Density Zone) which permits single detached dwellings at a maximum height of 2 storeys.

### Site Plan Control

A Site Plan Control Application has been submitted in conjunction with this application and is currently being reviewed by staff. Site Plan Control Approval must be obtained prior to the enactment of the zoning by-law.

### Reasons for the Application

An amendment to the former City of North York's Official Plan is required to permit the proposed apartment building use.

An amendment to Zoning By-law 7625 is required, as the R4 zoning that applies to the site does not permit the proposed apartment building.

### Community Consultation

Planning staff held two community consultation meetings on June 20, 2005 and November 15, 2005 with approximately 50 residents in attendance at each meeting. Area residents have also provided written comments to Planning staff. The concerns raised by residents with respect to the proposed development were generally related to the following matters:

- traffic congestion in the area and safety of vehicular access to the site and the adjoining school;
- the proposed height and density being too high and not compatible with surrounding community;
- the loss of on-site open space;
- construction impacts on adjacent properties including noise and dust; and
- the adequacy of municipal servicing to the site.

After the initial community consultation meeting, the local Councillor set up a Working Group comprised of local residents, the applicant and architect, and City Staff to discuss issues of concern and to determine appropriate revisions to address local residents concerns.

The Working Group held two meetings over the summer which provided an opportunity to discuss concerns in greater detail. As a result, the applicant made several revisions to the plan including reducing the overall building height from 14 to 10 storeys and reducing the number of units from 290 to 240. Even with the revisions to the proposed development, potential traffic impacts still remain an issue for the residents on the Working Group.

#### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

#### Comments:

The former City of North York Official Plan requires that applications for residential intensification be reviewed to ensure that the proposed development is compatible with adjacent development, that it represents good urban design and that the community continues to function as a safe and pleasant place to live. An evaluation of the proposal using Part C-4 Housing, Section 5.0 “Criteria to Guide Redesignation to a Higher Density”, in addition to general development criteria set out in Section 4.2 is set out in this section.

#### Built Form and Compatibility with Adjacent Areas

The massing of the building has been revised to fit within its surroundings and to achieve appropriate street proportion. The height of the proposed building has been reduced from 14-storeys to 10-storeys so that it is compatible with the built form along this portion of Bathurst Street, which consists of a range of building heights. The proposed building is in keeping with the objectives of the former North York Official Plan and of the new City of Toronto Official Plan policies regarding neighbourhood stability.

The proposal includes grade related units which establish a 3 storey podium base. These units have a notched edge which diminishes the building’s appearance from reading as a continuous wall. The use of vertical articulation and material changes defines the east-west façade as two separate buildings above the podium level. In addition, the 10th storey has been designed with two separate recessed floorplates at each end of the building to further reduce the visual massing.

The proposal supports objectives in both the former City of North York Official Plan and the new City of Toronto Official Plan to achieve an aesthetically pleasing streetscape by establishing a street edge along Bathurst Street and incorporating architectural elements that are pedestrian in scale. A projecting cornice has been provided at the top of the 3<sup>rd</sup> floor base which assists in

reducing the visual impact of the building. A sidewalk from Patricia Avenue has been added providing pedestrian access to the eastern entry of the building.

The proposal has been reviewed in terms of potential shadowing, view and privacy impacts on the adjacent residential developments. The building has been sited and massed to provide acceptable impacts. The building has been terraced at the south end, to achieve angular plane provisions to the single detached dwellings located to the south-east and north-east of the site.

### Amenity Space

The proposed building will contain 360 m<sup>2</sup> (1.5 m<sup>2</sup> per unit) of indoor amenity space on the ground floor, including a multi-purpose room and a party room with washrooms and a kitchen. Both of these rooms will have access to outdoor amenity areas totaling 360 m<sup>2</sup> (1.5 m<sup>2</sup> per unit) located at the north end of the building. This area will be landscaped and the landscaping will be secured in the Site Plan Agreement. The provision of indoor and outdoor amenity space is consistent with the provisions of the Official Plan.

### Proximity to Public Transit and Access to Arterial Roads

The site has direct access to Bathurst Street, which functions as a major arterial, and is within walking distance (100 metres) of bus service on Bathurst Street. There are two bus routes that serve this stretch of Bathurst, including a 24 hour service. During the peak service period, a bus passes the proposed development every 4-5 minutes. The proposed development will provide an opportunity for more efficient use of the City's transit service and road network, supporting the policies of the new Official Plan.

### Traffic Impact, Access and Parking

Vehicular access to the site is provided by a full-movement access from Patricia Avenue and a right in/right out access from Bathurst Street, which was added in response to concerns raised by local residents. Further responding to resident comments and concerns, Technical Services has noted the requirement for a left-turn lane at the east approach of Patricia Avenue. The Traffic Impact Study submitted by the applicant indicates that the vehicular traffic generated by the proposed development can be absorbed into the existing transportation network with little impact.

The applicant is proposing a total of 360 parking spaces, including 60 spaces for visitors, in a 3-level below-grade parking structure. This meets the By-law requirement of 1.5 parking spaces per residential unit, including 0.25 visitor spaces per unit.

During the public consultation process, residents raised concerns regarding on-street vehicular stopping along Patricia Avenue, particularly in the afternoons for student pick-ups at the adjacent Eitz Chaim School. Transportation Services has also expressed concerns with the existing

potential conflict with traffic movements of parent pick up activities with both the westbound and eastbound traffic on Patricia Avenue, and the possibility of the current situation being further exacerbated with the proposed access driveway off Patricia Avenue.

In conjunction with Eitz Chaim School, the traffic consultant has proposed an on-site student pick-up and drop-off program located to the east of the school. The proposed on-site facility is designed to accommodate 20 vehicles within the parking area. Curbside waiting areas and parallel parking spaces are identified along the main circulation driveway of the site to serve as drop-off and pick-up spaces. Traffic flow along this driveway is in a one-way counter-clockwise direction. Vehicles enter the site via the access between the school and the synagogue and exit via an access east of the synagogue. The applicant is proposing to remove the existing school portable buildings in order to accommodate the driveways. The proposed drop-off and pick-up program satisfies the concerns previously expressed by Transportation Services.

A Traffic Management Programme is also proposed to advise parents as to the use of the on-site facility and to assist with the implementation of the Programme. This traffic management programme will be secured in the Section 37 Agreement.

#### Servicing

Technical Services staff advise that the applicant will need to provide a detailed plan outlining the waste collection arrangement prior to site plan control approval.

One loading space is required for the proposed building, and has been included in the proposed plans.

#### Section 37 Agreement

A cash contribution of \$250,000.00 is appropriate for capital improvements to parks and community facilities in Ward 10, such as the Antibes Community Centre. The expenditure of this will be determined by Economic Development, Culture and Tourism in consultation with City Planning staff and the local Councillor.

The Section 37 Agreement will also secure a new children's playscape for the existing school, require the existing school building to remain a school or other institutional use for a period of at least 15 years, and secure the traffic management plan requiring the on-site drop-off and pick-up area for the existing school, including the access across the adjacent place of worship.

#### Development Charges

It is estimated that the Development Charges for this project will be \$1,229,400.00. This is an estimate and the actual charges is assessed and collected upon the issuance of the Building Permit.

Conclusions:

The proposal is an appropriate development that will create additional housing opportunities on a major arterial road serviced by public transit. The proposed development is compatible with the character of the area and would not significantly impact nearby residential properties. The report recommends approval of the Official Plan and Zoning By-law Amendments to permit the 240 unit, 10-storey building.

Contact:

Kelly Jones, Planner  
Ph: (416) 395-7127  
Fax: (416) 395-7155  
Email: kjones2@toronto.ca

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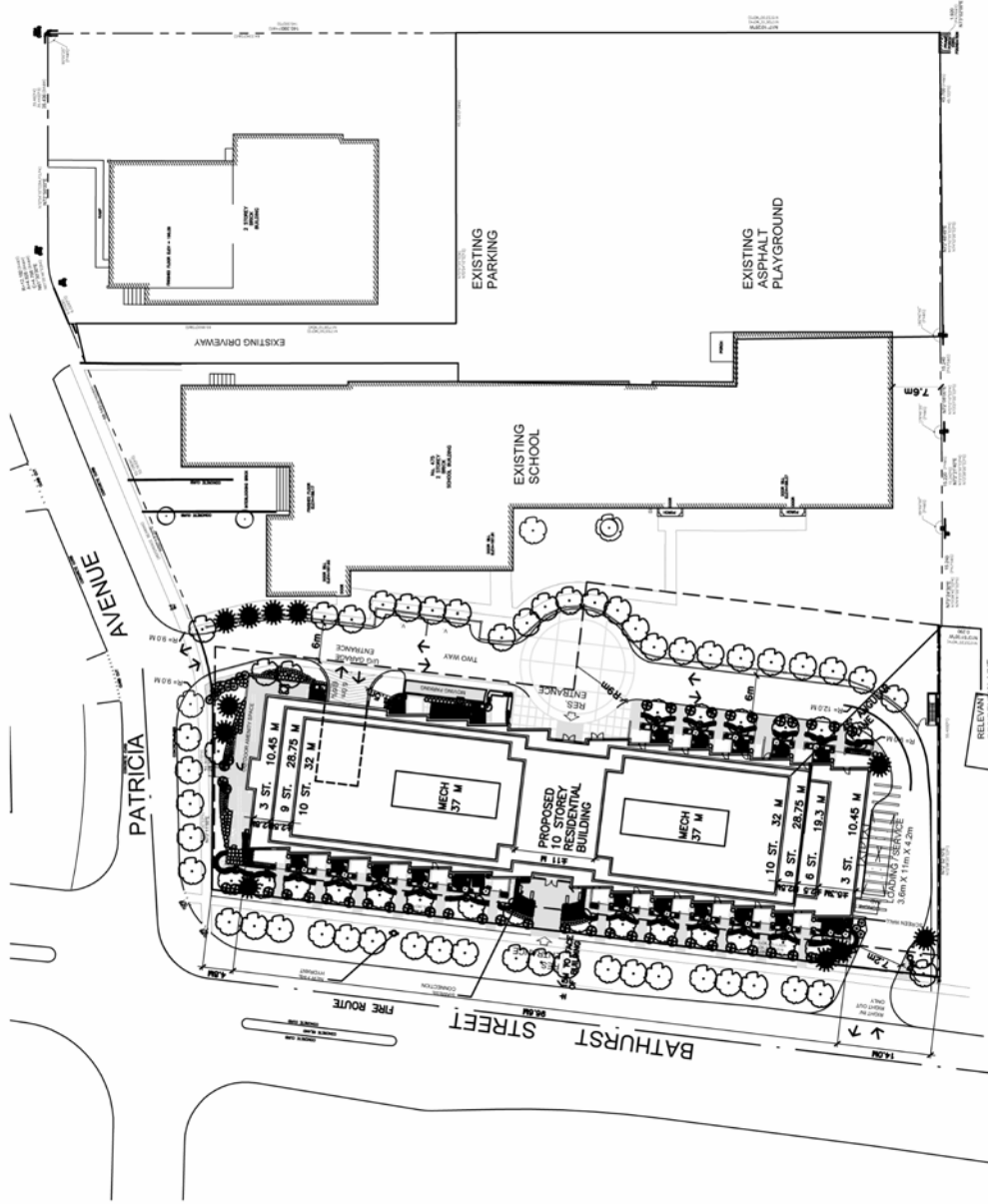
Thomas C. Keefe  
Director, Community Planning, North York District

List of Attachments:

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Elevations  
Attachment 4: Section  
Attachment 5: Traffic Management Plan  
Attachment 6: Official Plan  
Attachment 7: Zoning  
Attachment 8: Application Data Sheet  
Attachment 9: Agency Comments  
Attachment 10: Draft Official Plan Amendment  
Attachment 11: Draft Zoning By-law Amendment



### Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale  
02/16/06



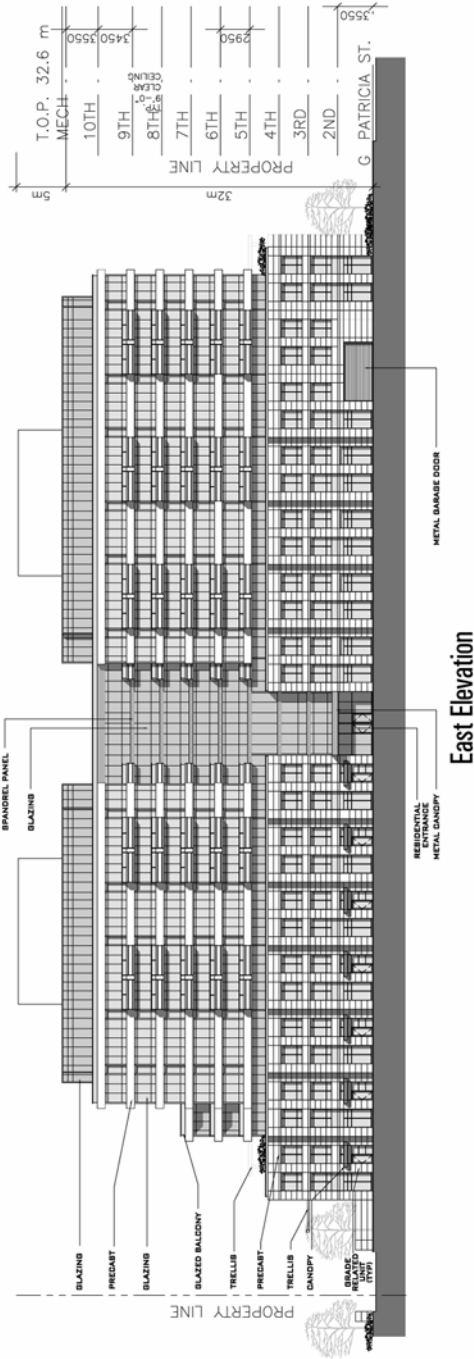
475 Patricia Avenue

File # 05\_104461

### Attachment 2: Elevation 1



West Elevation



East Elevation

## Elevations

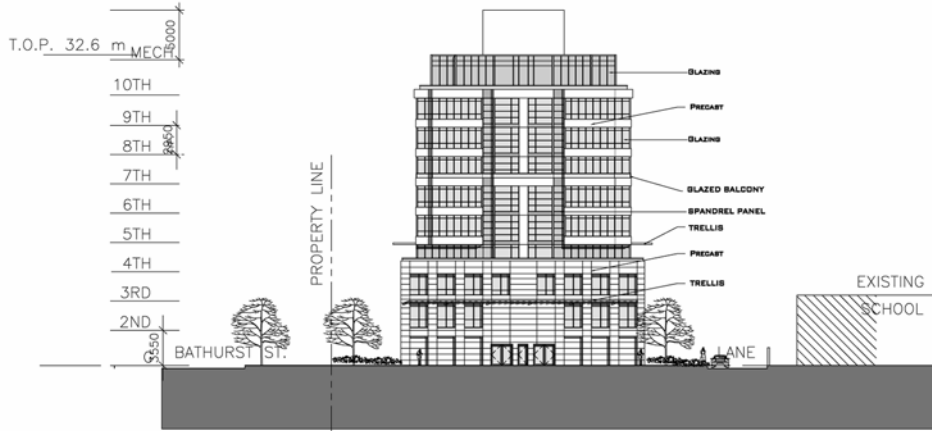
Applicant's Submitted Drawing

Not to Scale  
02/16/06

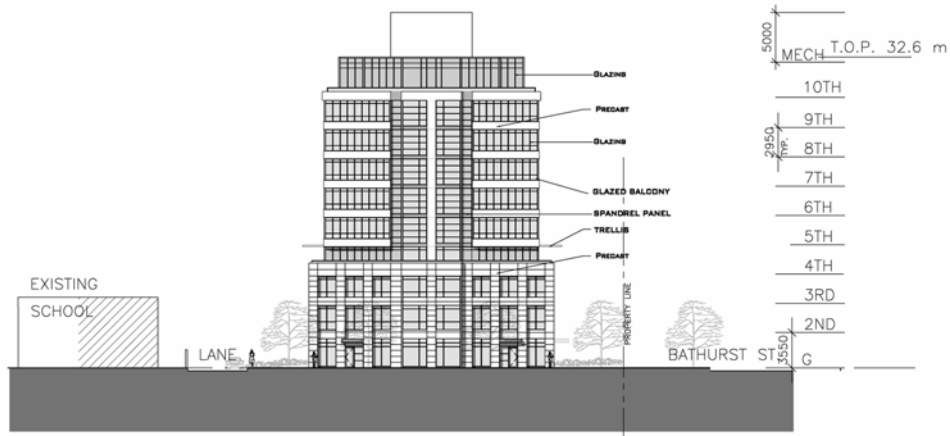
## 475 Patricia Avenue

File # 05\_104461

### Attachment 3: Elevation 2



South Elevation



North Elevation

## Elevations

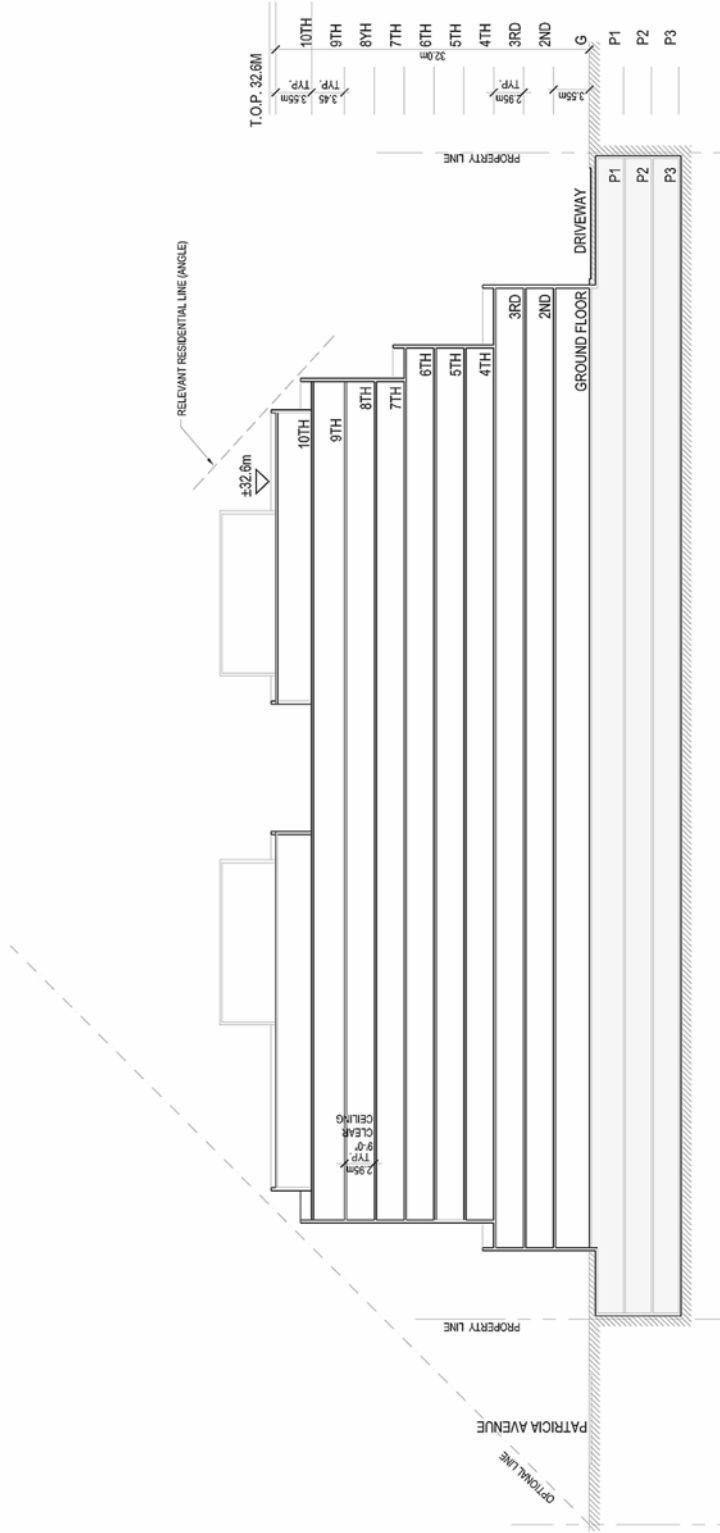
Applicant's Submitted Drawing

Not to Scale  
02/16/06

## 475 Patricia Avenue

File # 05\_104461

### Attachment 4: Cross Section



Section  
475 Patricia Avenue

Applicant's Submitted Drawing

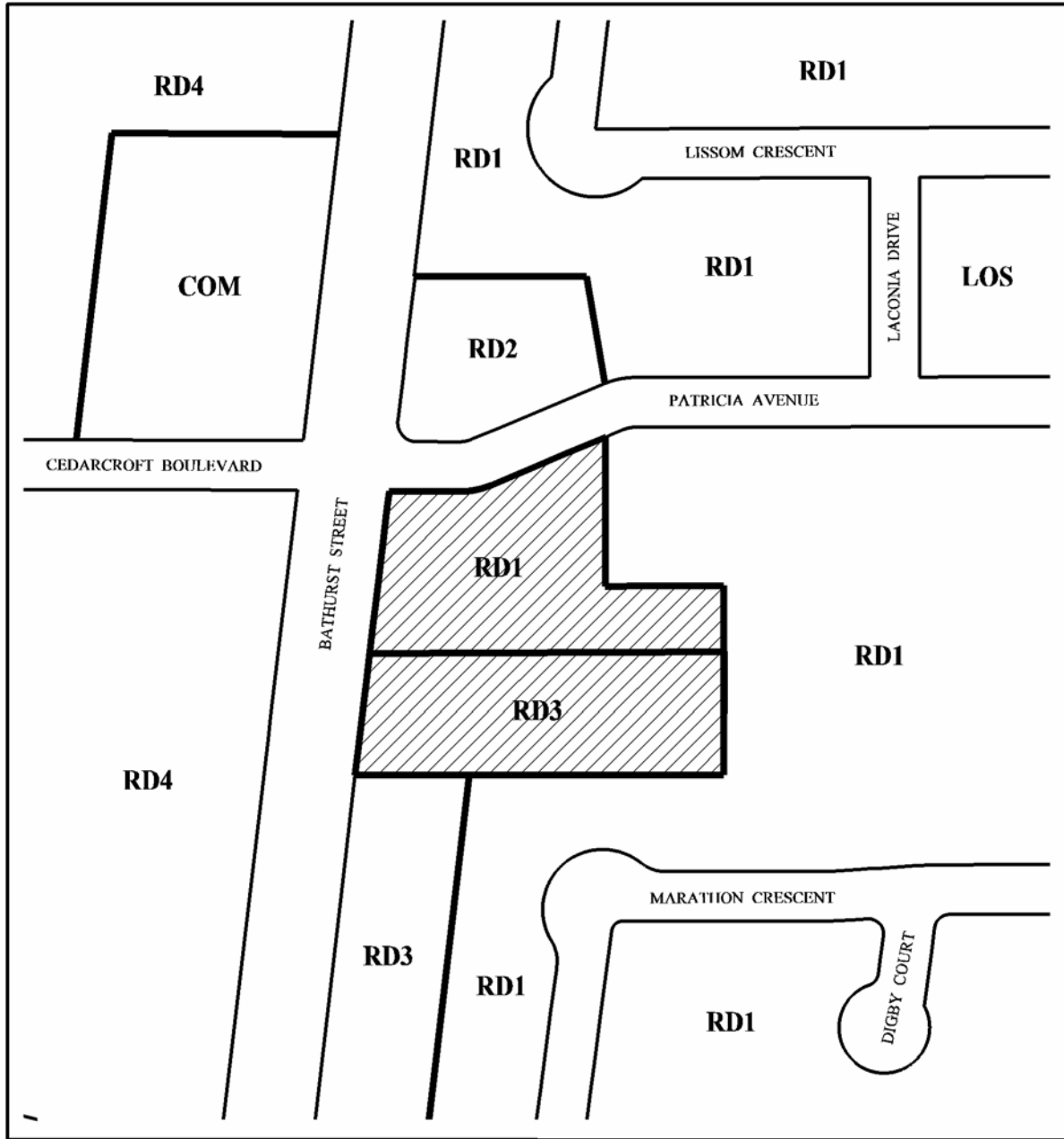
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File # 05\_104461



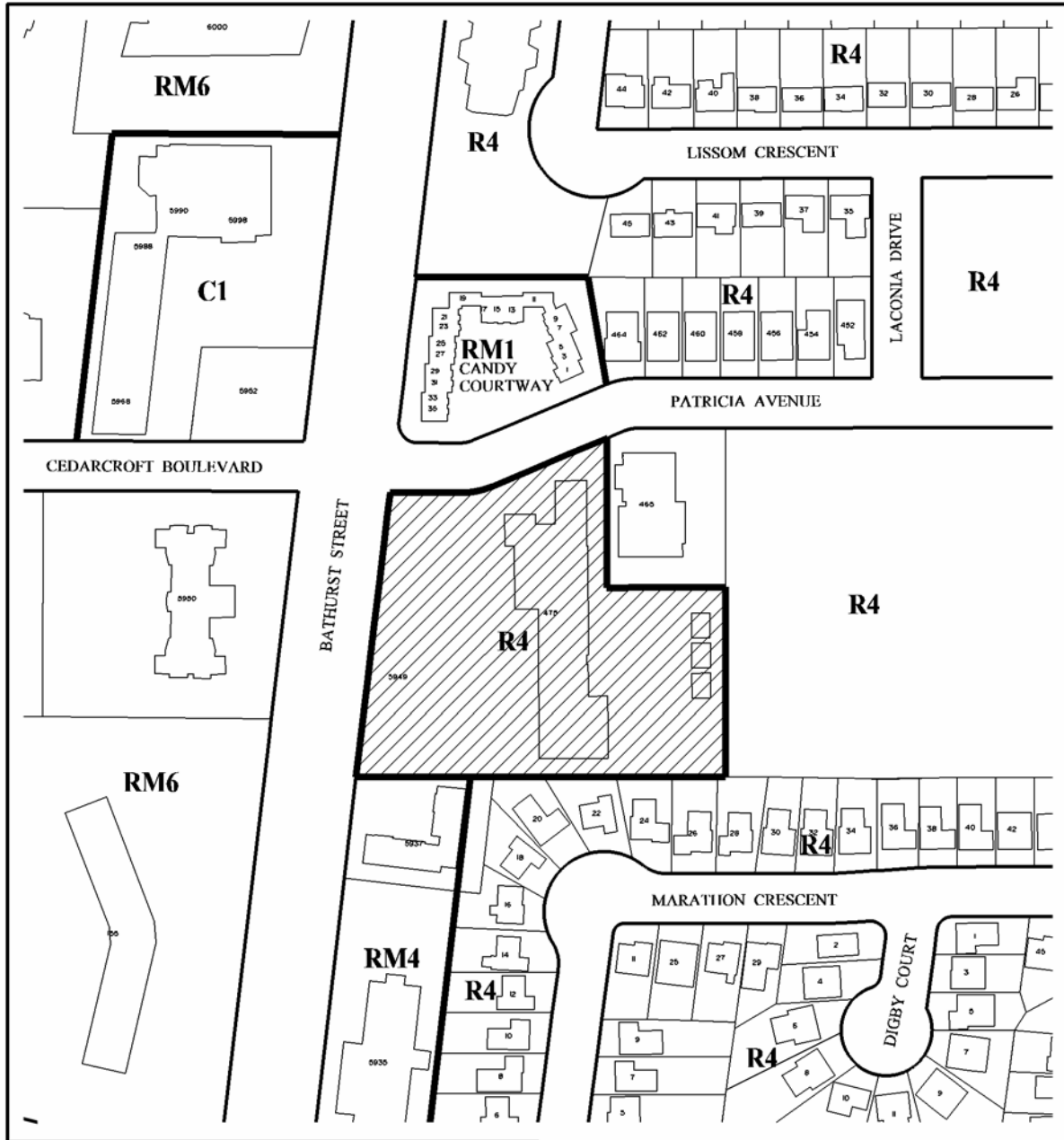
Attachment 6: Official Plan (Map)



- RD1 Residential Density One
- RD2 Residential Density Two
- RD3 Residential Density Three
- RD4 Residential Density Four

- COM Commercial
- LOS Local Open Space

### Attachment 7: Zoning (Map)



**475 Patricia Avenue**

File # 05\_104461

- R4 One-Family Detached Dwelling Fourth Density Zone
- RM4 Multiple-Family Dwellings Fourth Density Zone
- RM6 Multiple-Family Dwellings Sixth Density Zone
- C1 General Commercial Zone
- NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category



Not to Scale  
Zoning By-law 7625  
Extracted 04/06/05

**Attachment 8: Application Data Sheet**

**APPLICATION DATA SHEET**

Application Type	Official Plan Amendment & Rezoning	Application Number:	05 104461 NNY 10 OZ
Details	OPA & Rezoning, Standard	Application Date:	January 25, 2005

Municipal Address: 475 PATRICIA AVE, TORONTO ON  
 Location Description: PLAN 1880 PT LOTS 139-145 401-404 407 413 421 CLOSED CONNAUGHT AVE \*\*GRID N1002  
 Project Description: New fourteen storey, 290 - unit terraced residential condominium development.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
VIANOVUS CAPITAL CORPORATION C/O CITYZEN DEVELOPMENT GROUP			VIANOVUS CAPITAL CORPORATION C/O CITYZEN DEVELOPMENT GROUP

**PLANNING CONTROLS**

Official Plan Designation:	RD1 & RD3	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	15106.5	Height: Storeys:	10
Frontage (m):	115.4	Metres:	32.6
Depth (m):	101.07		
Total Ground Floor Area (sq. m):	5078.2		<b>Total</b>
Total Residential GFA (sq. m):	21200	Parking Spaces:	360
Total Non-Residential GFA (sq. m):	5456.4	Loading Docks	1
Total GFA (sq. m):	26656.4		
Lot Coverage Ratio (%):	33.62		
Floor Space Index:	1.76		

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	21200	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	5456.4	0
Total Units:	240			



**CONTACT:**      **PLANNER NAME:**      **Kelly Jones, Planner**  
**TELEPHONE:**      **(416) 395-7127**

Authority: Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006

Enacted by Council: ~, 2006

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2006**

To adopt an amendment No. 572 to the Official Plan  
for the former City of North York  
respecting the lands municipally known as,  
475 Patricia Ave

WHEREAS authority is given to Council under 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 HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule "A" and "B" are hereby adopted as  
Amendment No. 572 to the Official Plan of the former City of North York.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**ATTACHMENT 10**  
**AMENDMENT NO. 572**  
**TO THE OFFICIAL PLAN OF THE**  
**FORMER CITY OF NORTH YORK**

**PART TWO – THE AMENDMENT**

The following text constitutes Amendment No.572 to the Official Plan of the former City of North York.

**ITEM 1**

**Clause 1**

1. Map C.1 (Land Use Map) is amended by designating the lands as RD4 from RD1 and RD3 as shown in Schedule “A” attached.

**Clause 2**

2. Part C.9 is amended by adding the following policy:

“C.9.263 LANDS ON THE EAST SIDE OF BATHURST STREET AND SOUTH OF PATRICIA AVENUE, MUNICIPALLY KNOWN AS 475 PATRICIA AVENUE.

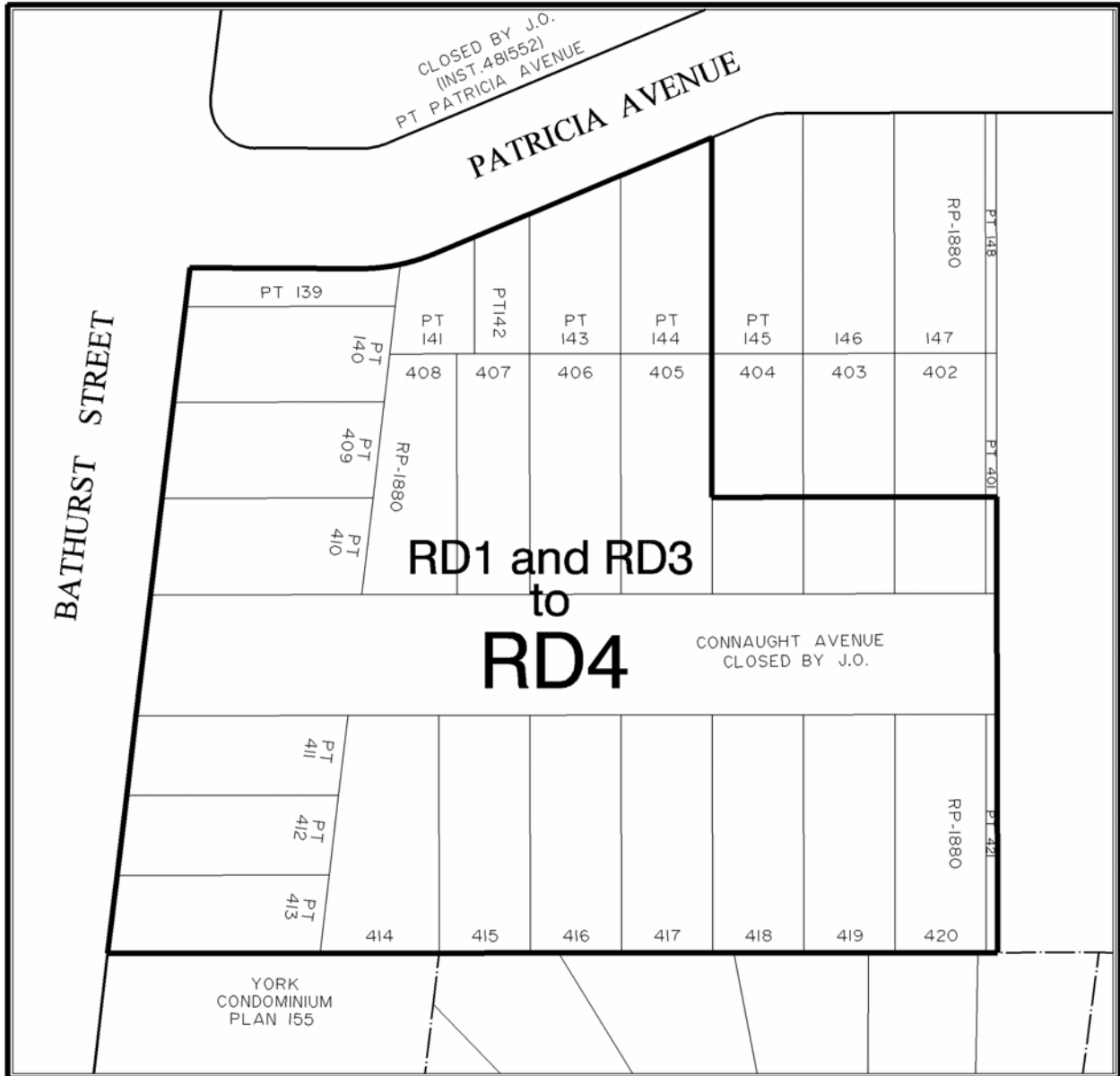
Notwithstanding the Residential Density Four (RD4) designation of the lands, City Council may pass by-laws respecting such lands permitting a density of 1.75 F.S.I for a 10 storey residential building is permitted provided that the owner, at its expense and in accordance with and subject to the agreement pursuant to Section 37 of the Planning Act referred to in the by-law adopting this Official Plan Amendment provides funds for the following facilities, services or matters on terms satisfactory to the City:

- (i) the owner shall provide a new playscape for the existing school;
- (ii) the existing school building will remain a school or other institutional use for a period of at least 15 years, beginning with the date that the first unit of the new residential building is occupied;
- (iii) securing of the traffic management plan, which includes the provision of an on-site drop off and pick-up for the existing school, including the access across the adjacent place of worship;
- (iv) a \$ 250,000.00 cash contribution for capital improvements to parks and/or

community facilities in Ward 10, such as Antibes Community Centre.

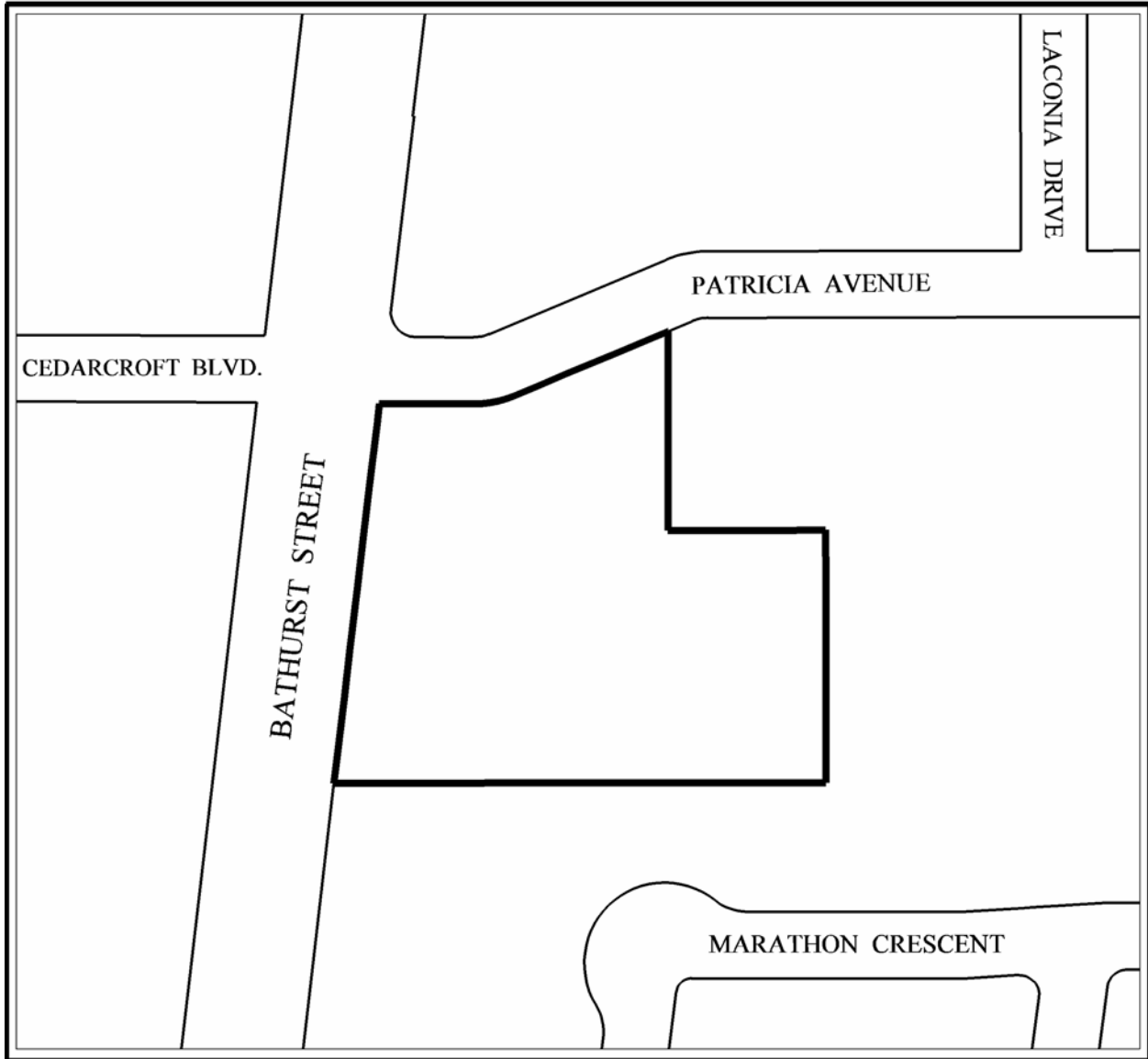
3. The density of development permitted by this By-law is permitted provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters required to be provided by Section 2 and such agreement or agreements have been registered as a first priority against the title to the land.



**Schedule " A "**  
( Amendment No. 572 )



<b>LAND USE MAP</b>		 City Planning Division North District
<b>Amendment to Map C.1 Land Use</b>		
File No. 05 104461 Prepared by: A.K. Approved by: K.J. Date: March 8, 2006 Filename: OPA572	Not to scale  <div style="border: 1px solid black; width: 40px; height: 20px; margin: 0 auto;"></div> <b>SUBJECT PROPERTY</b>	
Location: 146, 147, 402-408, 414-420, Part of Lots 139-145, 148, 401, 409-413 & 42 Registered Plan 1880, and Part of Connaught Boulevard (closed by Bylaw 14170)		
Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.		

**Schedule " B "**  
( Amendment No. 572 )



<b>MAP C.9.263</b>	 <b>SUBJECT AREA</b>	FILE NAME: OPA572 DATE: MARCH 8, 2006 
<small>Source: Lot Line, Street Line and Street Name Data - City of Toronto City Planning Division Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>		

## ATTACHMENT 11

Authority: North York Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2006  
Enacted by Council: ~, 2006

### CITY OF TORONTO

Bill No. ~

**BY-LAW No. ~-2006**

To amend ~ Zoning By-law No. ~, as amended,  
With respect to the lands municipally known as,  
**475 Patricia Ave**

WHEREAS authority is given to Council by 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 HEREBY ENACTS as follows:

1. Schedules "B" and "C" of By-law 7652 of the former City of North York are hereby amended in accordance with Schedule "1" attached hereto.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

**64.20-A (161) RM6(161)**

#### DEFINITIONS

##### APARTMENT HOUSE DWELLING

- (a) For the purpose of this exception, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, guest suites and ground level dwelling units having access both from an internal corridor system and directly from the outside.
- (b) ESTABLISHED GRADE

For the purpose of this exception, "established grade" shall be 187.29 metres above sea level.

## **PERMITTED USES**

- (c) Apartment house dwellings and school shall be the only permitted uses on the site.

## **EXCEPTION REGULATIONS**

### **MAXIMUM NUMBER OF DWELLING UNITS**

- (d) The maximum number of dwelling units shall be 240, of which a minimum of 25 per cent of the total number of dwelling units shall be subject to the following maximum floor area restrictions:
- (i) 70 m<sup>2</sup> for a bachelor unit or a one bedroom unit;
  - (ii) 80 m<sup>2</sup> for a two bedroom unit;
  - (iii) 120 m<sup>2</sup> for a three-bedroom unit;
  - (iv) any combination of the above.

### **MAXIMUM GROSS FLOOR AREA**

- (e) The maximum floor area for the apartment house dwelling shall be 21,200 m<sup>2</sup>.

### **LOT COVERAGE**

- (f) The maximum lot coverage shall be 34%.

### **BUILDING HEIGHT**

- (g) The maximum building height shall be as shown on Schedule RM6(161), excluding mechanical penthouses, trellises, landscape open structures and roof access enclosures, parapets and guard rails.
- (h) Notwithstanding (g) the above, in no case shall the height of the building exceed the 45 degree angular plane as shown on Schedule RM6(161).

### **BUILDING ENVELOPES**

- (i) No portion of any building or structure and used above established grade shall be located otherwise than wholly within the building envelopes shown on Schedule RM6(161).
- (j) Notwithstanding (i) the above open balconies may project to a maximum of 1.8 metres beyond the building envelope, trellises may project a maximum of 2.5 metres, beyond the building envelope, and canopies may project to a maximum of 3.5 metres beyond the building envelope.



### **YARD SETBACKS AND DISTANCE BETWEEN BUILDINGS**

- (k) The minimum yard setbacks and distances between buildings shall be as shown on Schedule RM6(161).

### **PARKING**

- (l) Parking spaces shall be provided for residential uses within the net site in accordance with following:
  - (i) A minimum of 1.25 parking spaces per apartment house dwelling unit, including 0.25 parking spaces per dwelling unit for visitor use.
- (m) The underground parking shall be set back 3.5 metres from the Bathurst Street frontage.

### **LOADING**

- (n) One (1) loading spaces for the apartment house dwelling shall be provided on the net site.

### **LANDSCAPING**

- (o) A minimum of 4400 m<sup>2</sup> of landscaped open space shall be provided.

### **OUTDOOR RECREATION AMENITY AREA**

- (p) A minimum of 1.5 m<sup>2</sup> per unit of outdoor residential amenity spaces shall be provided.

### **INDOOR RECREATION AMENITY AREA**

- (q) A minimum of 1.5 m<sup>2</sup> per unit of indoor residential amenity spaces shall be provided.

### **SECTION 37**

- (r) The owner of the site, at the owner's expense and in accordance with and subject to the agreements referred in to this By-law, shall provide or fund the following facilities, services, and/or matters on terms satisfactory to the City of Toronto:
  - (i) That the applicant make a voluntary cash contribution of \$250,000.00 towards park and/or community facilities, within Ward 10, such as Antibes Community Centre, prior to issuance of any building permit other than foundation.
  - (ii) the owner shall provide a new playscape for the existing school;
  - (iii) the existing school building will remain a school or other institutional

use for a period of at least 15 years, beginning with the date that the first unit of the new residential building is occupied;

- (iv) securing of the traffic management plan, which includes the provision of an on-site drop off and pick-up for the existing school;
- (s) The permitted residential density of 21,200 m<sup>2</sup> is allowed provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the Planning Act, to secure the facilities, services and matters referred to in subsection (i) above, and such agreement or agreements have been registered as a first priority against the title to the site.

### **EXCLUSIONS**

- (t) The provisions of Sections of Section 15.6 (Distance of Apartment House Dwellings from R and RM2 Zones) Section 15.8 (landscaping) Section 20-A.2.2 (lot coverage), Section 20-A.2.4 (yard setbacks) Section 20-A.2.5 (gross floor area), Section 20-A.2.6 (building height), Section 20-A-4.21 (distance between buildings and/or portions of buildings forming courts) shall not apply.

### **DIVISION OF LANDS**

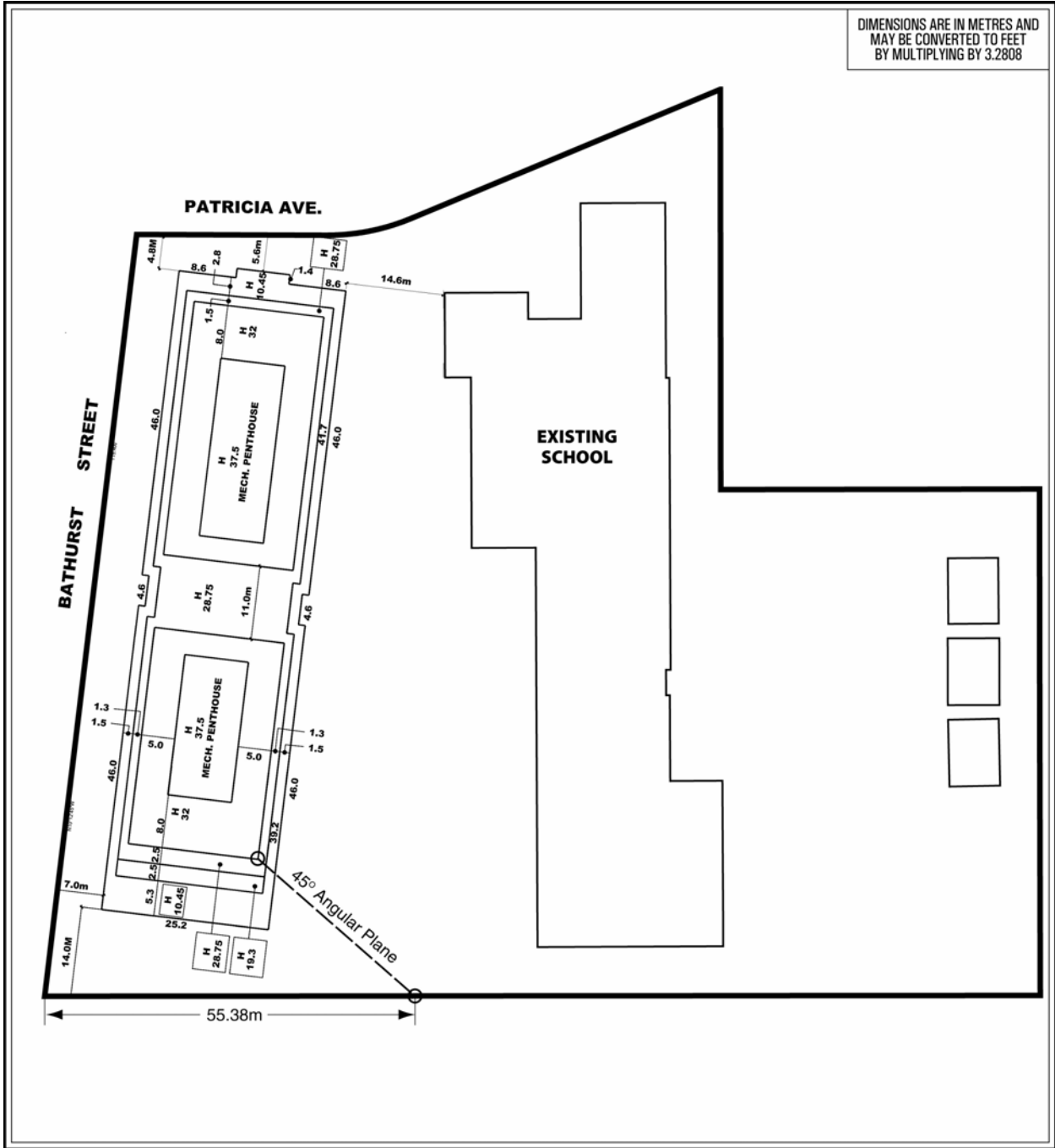
- (u) Notwithstanding any severance or division of the lands subject to this application, the regulations of this exception shall continue to apply to the whole of the lands as of no severance, partition or division had occurred.
3. Section 64.20-A of By-law 7625 is amended by adding Schedule “RM6(161)”, attached to this By-law.

ENACTED AND PASSED this ~ day of ~, A.D. 2006.

DAVID R. MILLER,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk





<p>This is Schedule "RM6(161)" to Bylaw _____                  passed the _____ day of _____, 20____</p> <p>(Sgd.) _____ (Sgd.) _____</p> <p style="text-align: center;">CLERK <span style="margin-left: 200px;">MAYOR</span></p>		 City Planning Division Community Planning North		
<p>Location: Lots 146, 147, 402-408, 414-420, Part of Lots 139-145, 148, 401, 409-413 &amp; 421                  Registered Plan 1880, and Part of Connaught Boulevard (closed by Bylaw 14170)</p>				
File No: 05_104461	Drawn by: A.K.	Approved by: K.J.	Date: Mar. 17, 2006	Filename: RM6(161).ai

