

Authority: North York Community Council Report No. 8, Clause No. 18,  
as adopted by Council on July 29, 30 and 31, 1998  
Enacted by Council: November 26, 1998

## **CITY OF TORONTO**

### **BY-LAW No. 825-1998**

#### **To amend the North York Zoning By-law No. 7625.**

WHEREAS authority is given to Council by Sections 34 and 37 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

WHEREAS Amendment No. 465 of the Official Plan of the former City of North York contains provisions relating to the authorization of increases in density of development; and

WHEREAS pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, the Council of a Municipality may, in a By-law passed under Section 34 of the Planning Act, R.S.O., c.P. 13, as amended, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS sub section 37(3) of the Planning Act, R.S.O. 1990, c.P. 13, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the Municipality may require the owner to enter into one or more agreements with the Municipality dealing with the facilities, services and matters; and

WHEREAS the owners of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto; and

WHEREAS the Council of the City of Toronto has required the owners of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule 1 of this by-law.

2. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

**64.20-A(91) RM6(91)**

**PERMITTED USES**

- (a) The only permitted uses shall be:
- i) an apartment house dwelling and accessory uses, including private recreational amenity area, on Site A, and
  - ii) an apartment house dwelling and accessory uses, including private recreational amenity area, on Site B,
- shown on Schedule RM6(91).

**EXCEPTION REGULATIONS**

- (b) The maximum permitted gross floor area shall be 22,027 m<sup>2</sup> to be located entirely on Site B.
- (c) A maximum of 202 dwelling units shall be permitted only on Site B,
- (d) The apartment house dwelling located on Site B shall be located within Building Envelope B as shown on Schedule RM6(91),
- (e) A minimum of 3,000 m<sup>2</sup> of landscaped open space shall be provided on the lands zoned RM6(91),
- (f) A maximum height of 17 storeys shall be permitted on Site B as shown on Schedule RM6(91),
- (g) A minimum of 1 parking space per dwelling unit plus 1 visitor parking space for every 8 dwellings units shall be provided for the apartment house dwelling located on Site B as shown on Schedule RM6(91),
- (h) No loading space shall be required for the apartment house dwelling located on Site B as shown on Schedule RM6(91),
- (i) No coverage regulations shall apply.

**INCREASED HEIGHT AND DENSITY**

## Section 37 Agreement

- (j) Matters which are to be provided pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13 as amended, in order to permit the increased maximums in gross floor area, number of units and height authorized under subsections (o), (p) and (q) of this exception are:
  - (i) The owner of the lands set out in Schedule RM6(91) shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the facilities, services and matters referred to in clause (ii), which agreement or agreements may be registered against title of the lands to which this By-law applies in the manner and to the extent specified in such agreements.
  - (ii) The owner of the lands, at the owner's expense and in accordance with, and subject to the agreements referred to in clause (i), shall provide or fund the following facilities, services and matters on terms satisfactory to the City of Toronto:
    - (A) the conveyance to the Toronto and Region Conservation Authority free and clear of all encumbrances, the lands comprising the lands below the stable top of bank, being Part 3, Reference Plan 64R-16070;
    - (B) the provision of a minimum of 150 m<sup>2</sup> of recreational space in the apartment house dwelling located on site B;
    - (C) the sum of \$50,000 for the provision of recreational facilities on site;
    - (D) an undertaking from the owner that for a period of fifteen years the existing apartment housing dwelling will be preserved as rental housing stock.
- (k) Additional gross floor area permitted on the lands shown on Schedule RM6(91) hereto shall not exceed a maximum gross floor area of be 9,550 m<sup>2</sup> on Site A.

- (l) An additional 100 dwelling units shall be permitted on Site A, to a maximum of 302 dwelling units on the combined Site A and Site B, of which a minimum of 25% of the total number of dwelling units on Site A shall have a maximum floor area of 55 m<sup>2</sup> for a bachelor unit, 70 m<sup>2</sup> for a one bedroom unit, 80 m<sup>2</sup> for a two bedroom unit, and 120 m<sup>2</sup> for a three bedroom unit.
- (m) A maximum height of 11 storeys shall be permitted on Site A as shown on Schedule RM6(91).
- (n) The apartment house dwelling located on Site A shall be located within Building Envelope A as shown on Schedule RM6(91).

**3.** Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(91) attached to this By-law.

**4.** By-law No. 18112 is hereby repealed.

ENACTED AND PASSED this 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “1” TO BY-LAW No. 825-1998**



## SCHEDULE "RM6(91)" TO BY-LAW No. 825-1998

<p><b>Toronto</b> City Planning Division Land Services</p> <p><b>SUBJECT PROPERTY</b></p>		<p><b>File No.</b> UDOZ-97-48</p>	
		<p><b>Prepared by:</b> Z.R.</p>	
<p><b>Approved by:</b> J.B.</p>		<p><b>Date:</b> NOV. 10/98</p>	
		<p><b>Filename:</b> SBL2923/3751</p>	
<p><b>Location:</b></p>		<p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department.</p>	

  

Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

  

**File No.** UDOZ-97-48

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**Location:**

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Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

**Dimensions and Scale:**

DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

SCALE: 0m 10 20 30 40 50

**Site Details:**

**SITE A**

**Building Envelope A**

**SITE B**

**Building Envelope B**

**Dimensions:**

10.0m, 21.0m, 16.0m, 1.0m, 37.0m, 39.0m, 41.0m, 18.0m, 84.63m, 92.16m

**Streets:**

CANYON AVENUE, SHEPPARD AVENUE WEST