

Authority : Humber York Community Council Report No. 11, Clause No. 6,  
as adopted by City of Toronto Council on October 1, 2 and 3, 2002  
Enacted by Council: October 3, 2002

## CITY OF TORONTO

### BY-LAW No. 754-2002

#### **To amend former City of York By-law No. 1-83 in respect of lands located on the west side of Keele Street approximately 16 metres (52.4 feet) south of Rogers Road (605 Rogers Road).**

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:

#### SECTION 16 AMENDED

1. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, is hereby further amended by adding the following as a new Subsection (412):

“(412) LANDS – 605 Rogers Road

Notwithstanding any provisions of Section 11 and any other provisions of this By-law, the lands municipally known as 605 Rogers Road, more particularly described in Schedule ‘A’ to this Subsection and shown on Schedule ‘B’ hereto, (hereinafter referred to as “the Lands”) may be used for one or more of the following purposes:

- (i) an apartment house and accessory uses.

subject to the following provisions:

- (a) The building excluding exits, shall be located within the buildable area shown on Schedule ‘C’ to this By-law so as to comply with the maximum dimensions shown. The minimum building setbacks and maximum height of building shall be in accordance with Schedule ‘C’. For the purpose of this subsection, the minimum building setback abutting the north side yard for a maximum distance of 41 metres measured westerly from the Keele Street property line shall be 0 metres through the first floor level and a minimum of 3.2 metres above the first floor level.
- (b) The maximum floor space index shall be 2.5.
- (c) The maximum height of the building shall be eleven storeys and 42 metres, exclusive of roof top mechanical floors, walls or structures to screen mechanical equipment, roof stairwell enclosures and parapet walls.

- (d) Canopies, awnings and roof overhangs may extend into the front yard and into the minimum setback area of a building a maximum of 3.0 metres but any projecting part of a building shall not:
- (i) encroach onto lands conveyed to or granted as an easement to the City for municipal purposes; or
  - (ii) interfere with the use of a driveway required for access to a parking or loading area.
- (e) The maximum total gross floor area for all permitted principal uses shall be 12 811 square metres and the maximum gross floor area for accessory buildings shall be 70 square metres.
- (f) The Chief Building Official for the City or his designate, prior to the issuance of any building permit for the development shall be provided with a completed “Record of Site Condition” pursuant to the Ministry of the Environment “Guideline for Use at Contaminated Sites in Ontario, February 1997”, as amended or updated, marked as having been received by the Ministry of Environment along with a letter from the Ministry of Environment advising that the Record of Site Condition is not subject to an audit review; or, alternatively, a letter from the Ministry of Environment advising that the Record of Site Condition has passed a Ministry audit for compliance with the Guideline; and the suitable use or uses for the lands set out in Part 3 of the “Record of Site Condition” is consistent with the uses for the lands permitted by this Subsection.
- (g) Vehicular access to Keele Street shall be restricted to one full turns access point adjoining the south limit of the property.
- (h) All rooftop mechanical units, flues and vents shall be screened.
- (i) Bicycle parking spaces shall be provided and maintained in accordance with the following minimum standards:
- (1) a minimum of 0.75 bicycle parking space for each dwelling unit provided in the following portion: 80 percent as bicycle parking space for occupants and 20 percent as bicycle parking space for visitors;
  - (2) not more than 50 percent of the bicycle parking spaces for residential uses shall be provided in a manner that requires a person to park the bicycle in a vertical position;
  - (3) bicycle parking spaces for residential uses shall not be provided in a dwelling unit or a balcony thereof;
  - (4) a bicycle parking space is an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, and:

- (a) where bicycles are parked on a horizontal surface, such space has horizontal dimensions of at least 0.6 metres wide by 1.8 metres long and a vertical dimension of at least 1.9 metres high; and
  - (b) where bicycles are parked in a vertical position, such space has horizontal dimensions of at least 0.6 metres wide by 1.2 metres long and a vertical dimension of at least 1.9 metres high; and
- (5) all bicycle parking spaces shall be provided and maintained a highly visible weather protected area.
- (j) A minimum of 314 square metres of indoor amenity space consisting of a party room, lobby with seating area, theatre, and meeting room shall be provided.
  - (k) A minimum of 590 square metres of at grade outdoor amenity space and a minimum of 610 square metres of rooftop outdoor amenity area (not including balconies and exclusive use terraces for residential units) shall be provided.
  - (l) A maximum of 12 surface level parking spaces not located in the building shall be permitted.
  - (m) Above grade parking areas shall be screened from the view on the ground by metal meshing or glazing.
  - (n) All other provisions of this By-law shall continue to apply except in the case where provisions of this Subsection are in conflict in which case the provisions of this Subsection shall prevail.”
- 3.** Subject to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, this By-law shall come into force and effect on the date of its passing.

ENACTED AND PASSED this 3rd day of October, A.D. 2002.

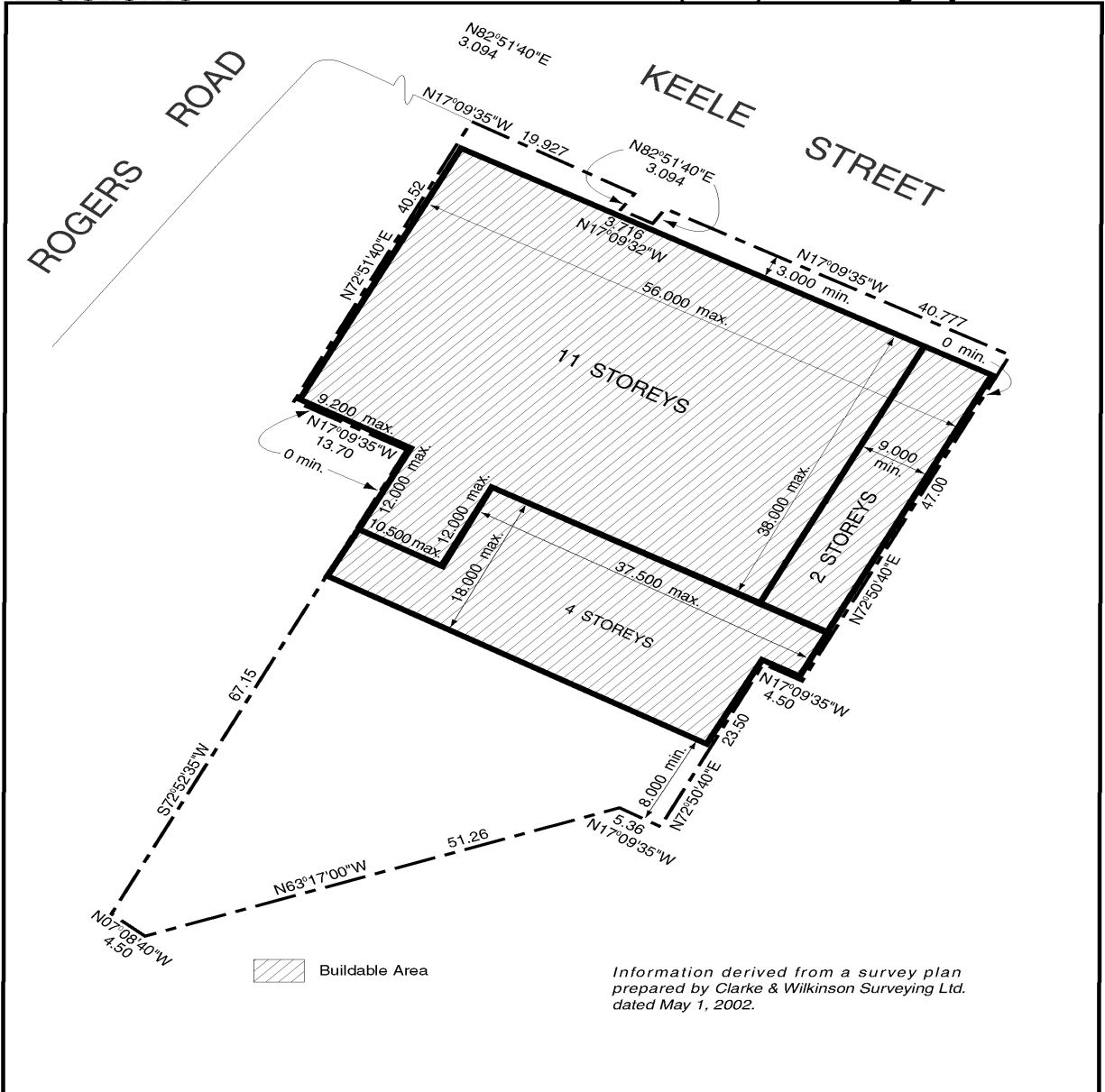
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**Schedule 'B' to By-Law Number \_\_\_\_\_  
and to Section 16( 412 ) of Zoning By-Law 1-83**

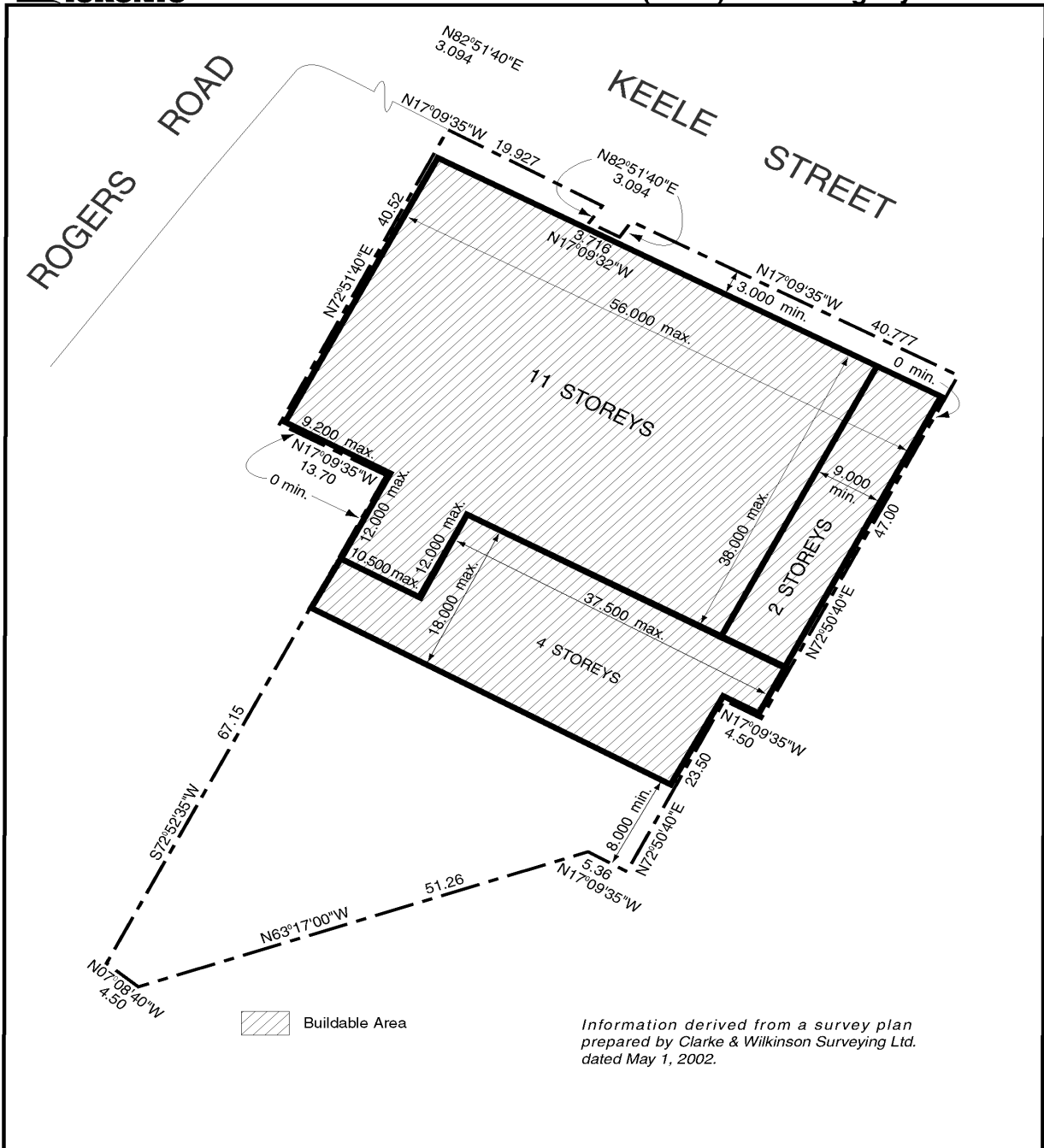


Applicant's Name:	<b>Rose Black Creek Ltd. and Generx Black Creek Developments Inc.</b>		
Assessment Map:	Zoning Code Map/s	Not Applicable	Not to Scale
File No. TC CMB 2002 0006	Drawing No. TC CMB 2002 0006e	Date: 06/13/02	





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