

Authority: North York Community Council Item 33.52, adopted as amended, by City of Toronto Council on May 11 and 12, 2010 and CC50.2, as adopted by City of Toronto Council on June 8 and 9, 2010  
Enacted by Council: June 9, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 627-2010**

#### **To amend Zoning By-law No. 7625 of the former City of North York, as amended, with respect to the lands municipally known as 1201 Wilson Avenue.**

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 No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this By-law.
2. By-law No. 7625 of the former City of North York is amended by adding the following Section:

#### **SECTION 46 AVENUES MIXED USE ZONE (AV-MU2)**

##### **46.1 PROHIBITION**

No person shall use or cause or permit the use of lands, buildings or structures, or cause or permit a building or structure to be erected on lands identified on Schedule "2" in an Avenues Mixed Use Zone (AV-MU2), except in accordance with the following provisions:

##### **46.2 DEFINITIONS**

- (i) Building Floor Plate

Shall mean the maximum floor area of an individual storey in a building measured from the outside exterior walls.

##### **46.3 PERMITTED USES**

The only permitted uses on Block 1 shall be:

- (i) park.
- (ii) open space.

The only permitted uses on Block 2 shall be:

- (i) hospital.
- (ii) university and colleges, up to a maximum of 27,850 m<sup>2</sup> gross floor area.
- (iii) office uses.
- (iv) professional medical offices.
- (v) professional medical office buildings.
- (vi) any buildings operated or used by the Province of Ontario.
- (vii) personal service shops, retail stores and restaurants, located below grade or on the ground floor of a building and limited to a maximum of 10% of the area below grade or on the ground floor of all buildings. For the purposes of this Section, ground floor shall mean the storey(s) directly accessible from the ground level at the base of a building.
- (viii) utilities.
- (ix) parking structures, including the provision of up to 2,000 m<sup>2</sup> of ground floor personal service shops, retail stores, car rental agencies and restaurants located on the ground floor.
- (x) day nurseries.
- (xi) open space.

The only permitted uses on Blocks 3, 4, 5, 6 and 7 shall be:

- (i) any building operated or used by the Province of Ontario.
- (ii) office uses.
- (iii) professional medical offices.
- (iv) professional medical office buildings.
- (v) personal service shops, retail stores and restaurants, located below grade or on the ground floor of a building and limited to a maximum of 10% of the area below grade or on the ground floor of all buildings. For the purposes of this Section, ground floor shall mean the storey(s) directly accessible from the ground level at the base of a building.

- (vi) parking structures, including the provision of up to 2,000 m<sup>2</sup> of ground floor personal service shops, retail stores and restaurants located on the ground floor.
- (vii) day nurseries.
- (viii) open space.

The only permitted uses on Block 8 shall be:

- (i) park.
- (ii) open space.

## **ZONE REGULATIONS**

### **46.4 MAXIMUM DEVELOPMENT**

The maximum gross floor area for each Block shall be as follows:

Block	Maximum Gross Floor Area (m <sup>2</sup> )
1	0
2	172,000
3	49,250
4	1,965
5, 6, 7	70,660
8	0
Total	293,875

### **46.5 MINIMUM BUILDING SETBACKS**

The minimum yard setbacks for all buildings and structures above established grade shall be as set out on Schedules "3", "4", "5" and "6".

### **46.6 ESTABLISHED GRADE**

The Established Grade of each Block shall be as follows:

Block	Established Grade
2	171 metres
3	175 metres
4	175 metres
5	175 metres
6	170 metres
7	161 metres

#### **46.7 MAXIMUM HEIGHT**

The maximum heights for all buildings and structures above established grade shall be as set out on Schedules "3", "4", "5" and "6".

##### **Block 5, 6 and 7**

- (i) Building portions above 30 metres in height are limited to a floor plate of 1,800 m<sup>2</sup>.
- (ii) A separation distance of 30 metres is required between building faces of buildings above 30 metres in height.

#### **46.8 LANDSCAPING**

Lands abutting Block 8 require a 6 metre landscape setback.

#### **46.9 EXISTING BUILDINGS**

All buildings on the site constructed prior to May 1, 2010 can remain as constructed.

#### **46.10 PARKING**

##### **MINIMUM PARKING REQUIREMENTS**

- (i) The minimum parking space requirement for hospitals is 0.4 spaces per 100 square metres of gross floor area, up to the maximum parking spaces as set out in Subsection 46.10(iv).
- (ii) The minimum parking space requirement for office uses is 1 space per 100 square metres of gross floor area, up to the maximum parking spaces as set out in Subsection 46.10(iv).
- (iii) The minimum parking space requirement for other uses shall be the parking rate in Zoning By-law No. 7625, up to the maximum parking spaces as set out in Subsection 46.10(iv).

**MAXIMUM PARKING PERMISSIONS**

- (iv) Excluding on-street parking, the maximum number of parking spaces on the entire site shall not exceed 3,700 parking spaces, as set out below:

Block	Maximum Parking Spaces
2	2,025
3	350
4	130
5, 6, 7	1,195
Total	3,700

Of the 1,195 parking spaces for Blocks 5, 6 and 7, 150 parking spaces shall be provided for fleet vehicle parking only, which must be in a reserved area and signed accordingly.

- (v) Notwithstanding Clause 6(A)2, a maximum of 50 required parking spaces for Block 3 may be located on Blocks 2, 4, 5 or 6.

**46.11 BICYCLE PARKING**

The minimum provision of bicycle spaces and change/shower facilities shall be as follows:

Land Use	Minimum Bicycle Parking Spaces (per 100 m <sup>2</sup> of GFA)	
	Long Term	Short Term
Hospital	0.06 space	0.06 space
Office	0.13 space	0.15 space

If a building contains uses for which long-term bicycle parking spaces are required, shower and change facilities shall be provided for each gender at the following rate:

- (A) none if less than 5 required long-term bicycle parking spaces;
  - (B) 1 for 5 to 60 required long-term bicycle parking spaces;
  - (C) 2 for 61 to 120 required long-term bicycle parking spaces;
  - (D) 3 for 121 to 180 required long-term bicycle parking spaces;
  - (E) 4 for more than 180 required long-term bicycle parking spaces.
- (i) Long-term bicycle parking spaces shall be located in a secure enclosed area at grade or no more than one level below grade.

- (ii) Short-term bicycle parking for visitors must be located within 30 m of an at grade pedestrian entrance to the building.
- (iii) Where the required number of short-term bicycle parking spaces exceeds 10, at least 50% of the spaces must be weather-protected.
- (iv) The dimensions of bicycle parking spaces are to be a minimum of 1.9 metres high by 0.6 metres wide and either 1.2 metres deep (vertical parking) or 1.8 metres deep (horizontal parking).
- (v) Not more than 50 per cent of bicycle parking spaces will be provided as vertical parking.

#### **46.12 HOLDING PROVISIONS**

Notwithstanding Subsection 46.4 and subject to removing the holding symbol, the maximum permitted gross floor area on the following Blocks is as follows:

Block	Maximum Gross Floor Area (m <sup>2</sup> )
2	200,000
5, 6, 7	118,960

#### **46.13 CRITERIA FOR REMOVAL OF HOLDING PROVISIONS**

As a pre-condition to the removal of the holding symbol, the applicant must:

- (i) Enact a Transportation Demand Management strategy/plan that would minimize trip generation and parking for the entire site;
- (ii) Appoint a full time on-site Transportation Demand Management (TDM) Coordinator to manage, monitor and implement the approved TDM strategy for the entire site;
- (iii) Submit a Traffic Impact and Parking Study, satisfactory to the Director, Transportation Services, North York District, to determine if there is sufficient transportation capacity available to accommodate additional site generated traffic or measures that can be undertaken, including access management measures, to accommodate additional traffic and parking;
- (iv) Submit a Servicing and Stormwater Management Plan satisfactory to the General Manager, Technical Services, that would determine if there is sufficient infrastructure capacity available for the increase in gross floor area, and measures that can be undertaken to accommodate this additional gross floor area; and
- (v) Provide a northbound right turn lane at the intersection of Keele Street and Sheppard Avenue West, including the acquisition of any property that may be required to construct such improvement.

**46.14 DIVISION OF LANDS**

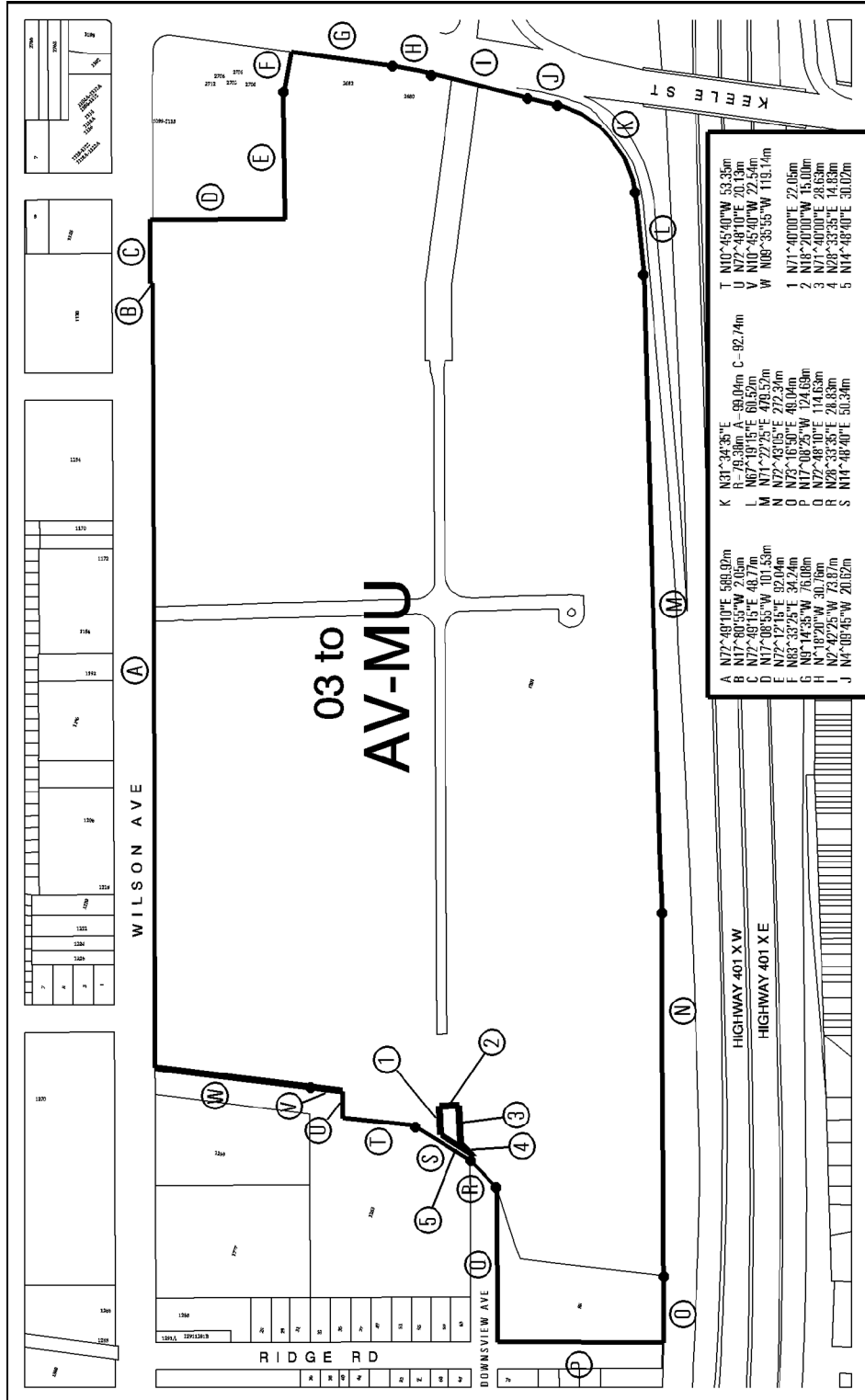
Notwithstanding any future severance, partition or division of the lands, the provisions of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division occurred.

ENACTED AND PASSED this 9th day of June, A.D. 2010.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**Toronto** City Planning

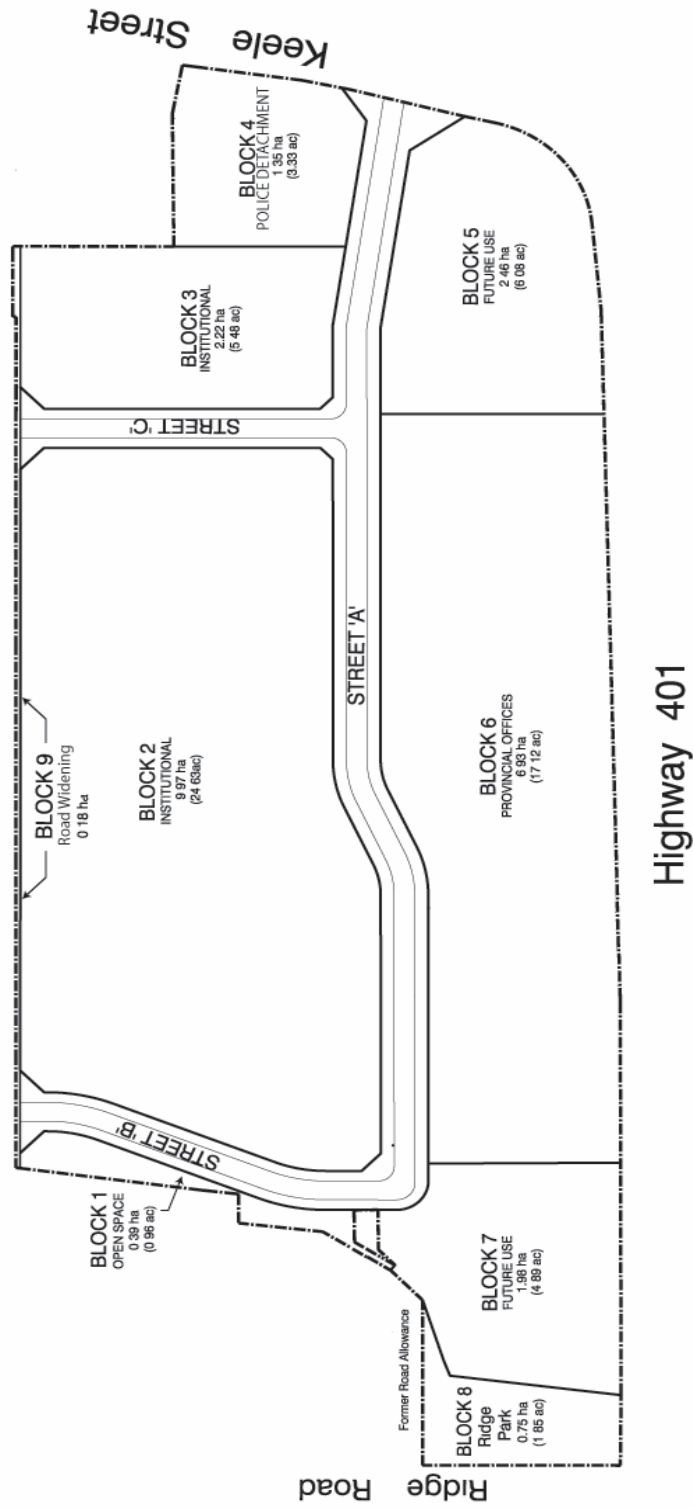
LT 6-26 PL 4291 North York: 1 FT Reserve, PL 4291 North York; Redwick Av PL 4291 North York closed by NY273755,  
 P1 Laguna Cres, Downsview Av, PL 4291 North York closed by NY273187 & NY327773; PT LT 10 Con 4Wys 1wp of York; PT  
 Plan of Survey from R.W.R. Jones, Holding Jones Vanderveen Inc.  
 Date: 04/15/2010  
 Approved by: H. I.B.

**Schedule 1**

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Not to Scale



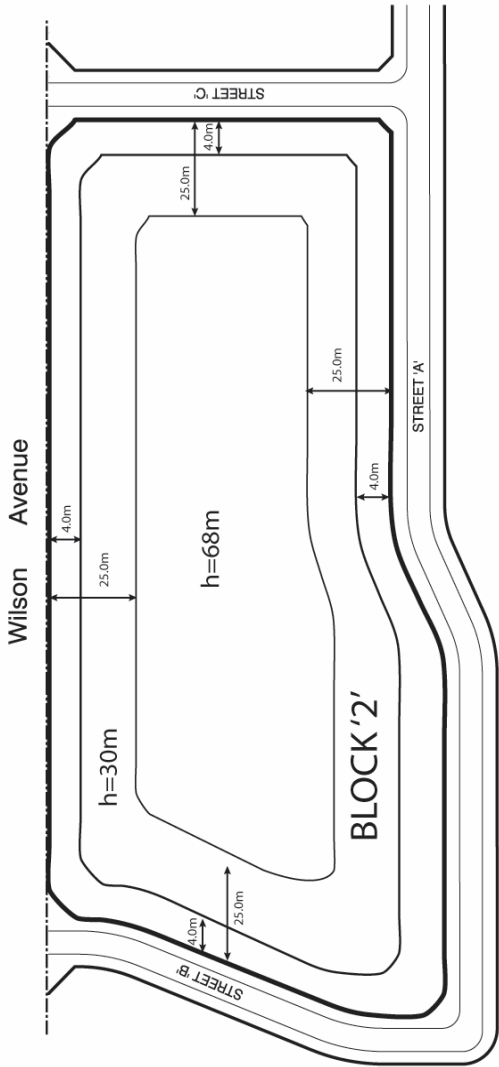


Schedule 2

1201 Wilson Avenue

Not to Scale  
04/15/2010

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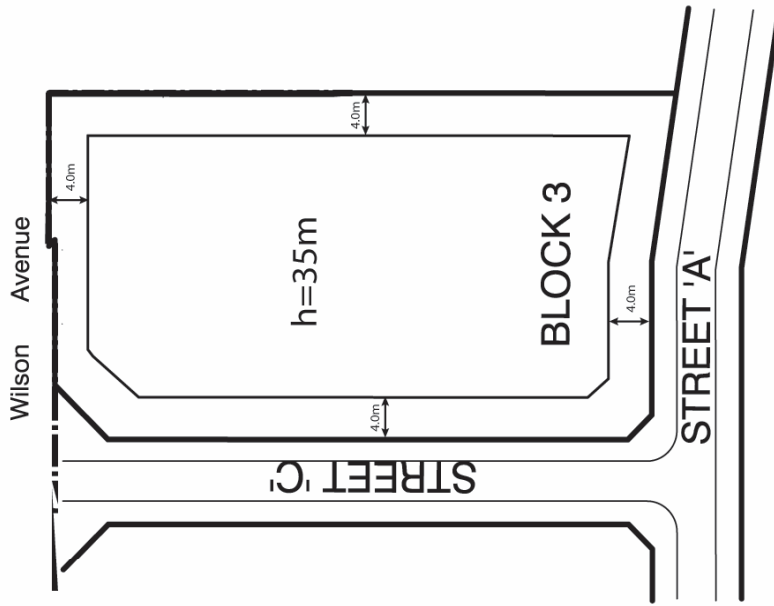


Schedule 3

1201 Wilson Avenue



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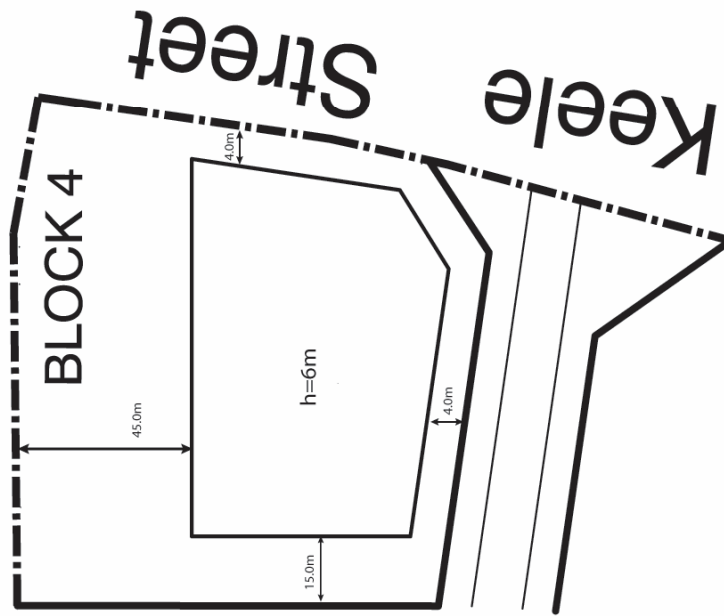
Schedule 4

1201 Wilson Avenue

Not to Scale  
04/15/2010



File # 09\_106294



Schedule 5  
1201 Wilson Avenue

Schedule 5

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04/15/2010

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1201 Wilson Avenue



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