

Authority: North York Community Council Item 18.31,
as adopted by City of Toronto Council on October 2, 3 and 4, 2012
Enacted by Council: October 4, 2012

CITY OF TORONTO

BY-LAW No. 1252-2012

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 4362 - 4370 Bathurst Street.

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 hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.20-A (209) RM6(209)

DEFINITIONS

- (a) For the purpose of this exception, "established grade" is defined as 184.5 metres above sea level.
- (b) For the purposes of this exception, "live/work unit" is defined as a multi-storey dwelling unit containing non-residential uses permitted in this exception located on the ground floor that:
 - i. are conducted only by a member or members of the household who reside in the dwelling unit; and
 - ii. is their principal residence; and
 - iii. has direct pedestrian access to a public sidewalk.

PERMITTED USES

- (a) The only permitted uses shall be:
 - i. an Apartment House Dwelling and uses accessory thereto;
 - ii. live/work unit;

- iii. retail store, service shop, and personal service shop provided they are located on the ground floor;
- iv. business office; and
- v. professional office.

EXCEPTION REGULATIONS

DWELLING UNITS

- (b) A maximum of 22 dwellings units shall be permitted or which a maximum of two may be live/work units.

LOT COVERAGE

- (c) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

YARD SETBACKS

- (d) The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule "RM6(209)".
- (e) Notwithstanding (d) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.

DISTANCE BETWEEN BUILDINGS AND/OR PORTIONS OF BUILDINGS FORMING COURTS

- (f) The provisions of Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply.

GROSS FLOOR AREA

- (g) A maximum gross floor area of 6,100 m² shall be permitted, of which a minimum of 2,500 m² shall be for non-residential uses.

BUILDING HEIGHT

- (h) The maximum building height, excluding mechanical penthouses, landscape open structures and parapets, shall be as shown on Schedule "RM6(209)".

LANDSCAPING

- (i) The provisions of Section 15.8 (Landscaping) shall not apply.

PARKING

- (j) Parking for residential uses within the site shall be provided in accordance with the following:
- i. A minimum of 0.8 parking spaces per bachelor apartment house dwelling unit, of which 0.2 parking spaces per dwelling unit shall be for the use of visitors;
 - ii. A minimum of 0.9 parking spaces per 1-bedroom apartment house dwelling unit, of which 0.2 parking spaces per dwelling unit shall be for the use of visitors;
 - iii. A minimum of 1.0 parking spaces per 2-bedroom apartment house dwelling unit, of which 0.2 parking spaces per dwelling unit shall be for the use of visitors; and
 - iv. A minimum of 1.2 parking spaces per 3-bedroom apartment house dwelling unit, of which 0.2 parking spaces per dwelling unit shall be for the use of visitors.
- (k) Parking for non-residential uses within the site shall be provided in accordance with the following:
- i. A minimum of 1.5 parking spaces per 100 m² of retail or service shop gross floor area.
 - ii. A minimum of 1.5 parking spaces per 100 m² of office gross floor area.
- (l) Any parking spaces provided for uses permitted on the ground floor may be used as parking spaces to satisfy the visitor parking requirement.

BICYCLE PARKING

- (m) Bicycle parking shall be provided on-site in accordance with the following:
- i. For apartment house dwellings a minimum rate of 0.7 long term spaces per dwelling unit and a minimum of 0.08 short term spaces per dwelling unit;
 - ii. For retail uses, a minimum of 0.13 long term spaces per 100 m² of gross floor area, and a minimum of three short term spaces plus 0.25 short term spaces per 100 m² of gross floor area; and
 - iii. For office uses, a minimum of 0.13 long term spaces per 100 m² of gross floor area, and a minimum of three short term spaces plus 0.15 short term spaces per 100 m² of gross floor area.

LOADING SPACE REQUIREMENTS

- (n) The provisions of Section 6A(16)(a)(Loading Spaces Required) shall not apply.
- (o) A minimum of two (2) Type C loading spaces shall be provided with a minimum dimension of 3.5 m wide, 6.0 m long and 3.0 m height clearance.

EXCLUSIONS

- (p) The provisions of Section 6A(8)(c) and (d) (Parking Regulations for RM Zones Other Than RM2 Zones) shall not apply.

DIVISION OF LANDS

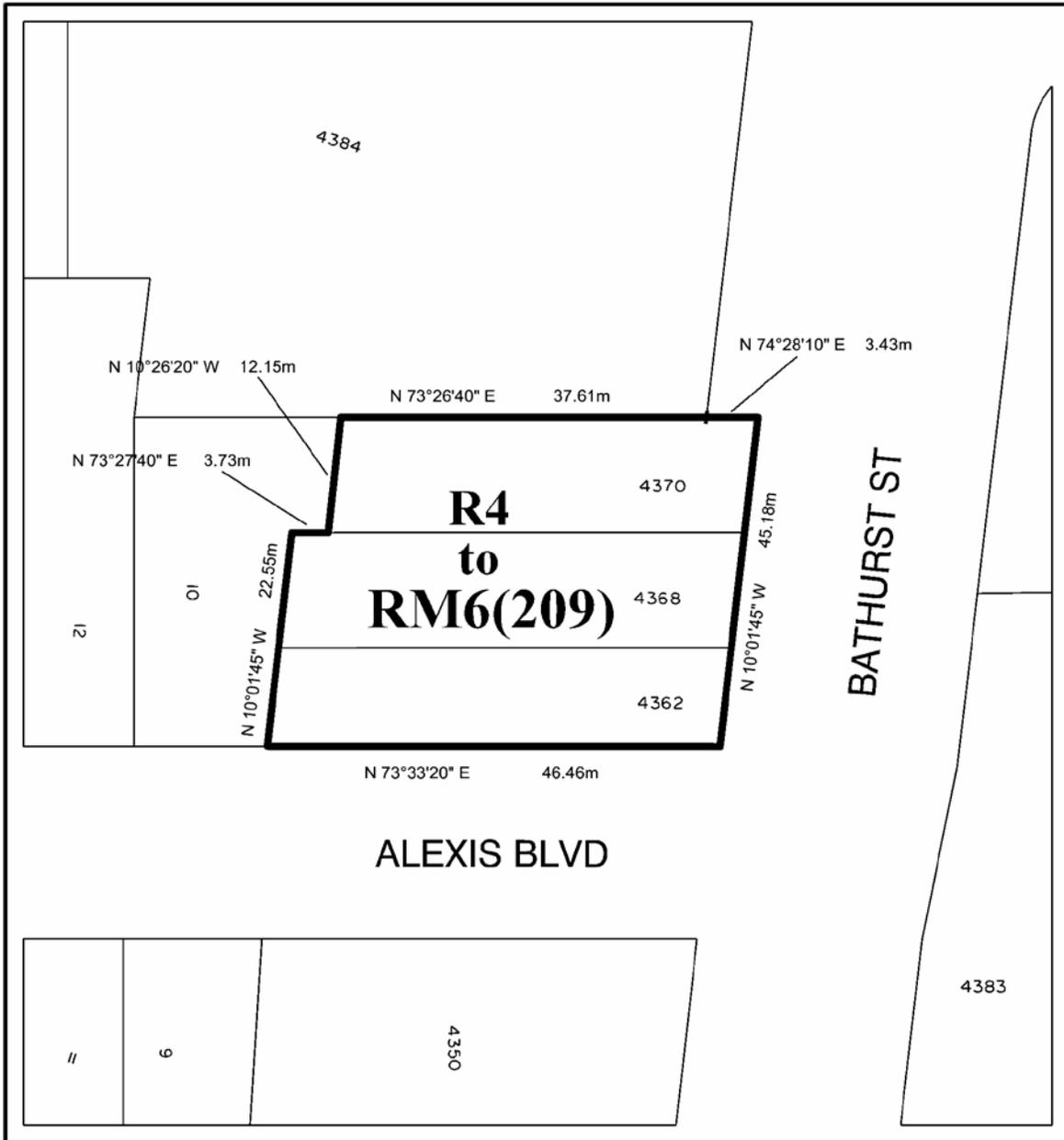
- (q) Notwithstanding any severance, partition or division of the lands shown on Schedule "RM6(209)", the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6(209)", attached to this By-law.
 4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 4th day of October, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

Part of Lot 22 R.P. 1938, City of Toronto
David Horwood Limited, Ontario Land Surveyor
Date: 07/26/2012
Approved by: C.V.

File # 10 175209 NNY 10 0Z



