

Authority: North York Community Council Item 28.29,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 1672-2013

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 639 to 645 Lawrence Avenue West.

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 enacts:

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 (220) RM6(220)

DEFINITIONS

BICYCLE PARKING

- (a) For the purpose of this exception, "bicycle parking" shall mean an area below established grade or at grade that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use.

ESTABLISHED GRADE

- (b) For the purposes of this exception, "established grade" shall mean a geodectic elevation of 182.00 metres.

GROSS FLOOR AREA

- (c) For the purposes of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies but excluding:
 - (i) Any part of the building used for mechanical floor area;
 - (ii) Any space in a parking garage at or below grade used exclusively for storage lockers, motor vehicle and bicycle parking and access thereto;

- (iii) The floor area of any unenclosed residential balconies; and
- (iv) The floor area of the enclosed loading space.

LANDSCAPING

- (d) For the purposes of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, nor any directly associated elements such as curbs or retaining walls.

LOT

- (e) For the purposes of this exception, lot shall mean the lands zoned RM6(220) on Schedule 1.

MECHANICAL FLOOR AREA

- (f) For the purposes of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection, stair enclosures providing access to the roof of the building or structure, and elevator equipment.

MULTIPLE ATTACHED DWELLING - STACKED TOWNHOUSE

- (g) For the purposes of this exception, "multiple attached dwelling - stacked townhouse" shall mean a dwelling divided vertically and horizontally into a series of dwelling units each having direct access from the outside.

EXCEPTION REGULATIONS

DWELLING UNITS

- (h) A maximum of 39 dwellings units shall be permitted.

LANDSCAPING

- (i) A minimum area of 680 square metres of landscaping shall be provided on the lot.

YARD SETBACKS

- (j) The minimum setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(220).

- (k) Nothing shall be permitted outside of the building envelope as shown on Schedule RM6(220), except for the following:
- (i) Parking structures at or below established grade;
 - (ii) Any portion of the building below established grade;
 - (iii) The accessory enclosed refuse/garbage room as shown on Schedule RM6(220);
 - (iv) The enclosed stairwell shown on Schedule RM6(220);
 - (v) An exterior stairway and wheelchair ramp;
 - (vi) A courtyard; and
 - (vii) A canopy may project horizontally a maximum of 1.3 metres into the north or south setbacks shown on Schedule RM6(220).

GROSS FLOOR AREA

- (l) A maximum gross floor area of 3,250 square metres shall be permitted.

BUILDING HEIGHT

- (m) The maximum building height shall be 11.2 metres or 4 storeys above established grade, whichever is the lesser.
- (n) Despite provision (m), the following items may exceed the maximum building height:
- (i) Rooftop guardrails and privacy screening;
 - (ii) Parapets to a maximum height of 0.5 metres; and
 - (iii) Enclosures for rooftop mechanical and stairwells shown as 'Rooftop Mechanical/Stairwell' on Schedule RM6(220) to maximum height of 3.0 metres.
- (o) The maximum building height of the 'Stairwell' and 'Refuse/Garbage Room' shown on Schedule RM6(220) shall be 3.2 metres or 1 storey above established grade, whichever is the lesser.
- (p) Except as provided herein, Section 2.10 of By-Law No. 7625 shall continue to apply.

BICYCLE PARKING

- (q) A minimum of three (3) bicycle parking spaces are required.

PARKING

- (r) The following minimum parking ratios shall apply to the dwelling units:
- (i) Bachelor units at 0.6 parking spaces per dwelling unit;
 - (ii) 1-Bedroom units at 0.7 parking spaces per dwelling unit;
 - (iii) 2-Bedroom units at 0.9 parking spaces per dwelling unit;
 - (iv) 3 or more Bedroom units at 1.0 parking space per dwelling unit; and
 - (v) Visitor parking of 0.1 parking spaces per dwelling unit.
- (s) The provisions of Sections 6A(8)(b), (c) and (d) (Parking Regulations for RM Zones other than RM2 Zones) shall not apply to parking spaces within parking structures located below established grade.

LOADING

- (t) One Type G loading space having dimensions of 13.0 metres long, 4.0 metres wide and 6.1 metres vertical clearance is required.

EXCLUSIONS

- (u) Section 15 - General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply.
- (v) The provisions of Sections 15.6 (Minimum Distance of Apartment House Dwellings from R and RM2 Zones), 20-A.2.1 (Lot Area), 20-A.2.2 (Lot Coverage), 20-A.2.3 (Lot Frontage), 20-A.2.4 (Yard Setbacks), 20-A.2.4.1 (Distance Between Buildings and/or Portions of Buildings Forming Courts), 20-A.2.5 (Gross Floor Area), and 20-A.2.6 (Building Height) of By-law No. 7625 shall not apply.
3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(220) attached to this By-law.
4. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
5. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

- 6.** 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 on December 17, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



