

Authority: Etobicoke York Community Council Item EY10.4, as adopted by the City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 217-2016

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop.

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws; 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 Council of the City of Toronto, at its meeting on December 9 and 10, 2015, determined to amend Zoning By-law No. 1-83 of the former City of York with respect to lands known municipally in the year 2015 as 2 Bicknell Avenue and the former Bicknell Bus Loop;

The Council of the City of Toronto enacts:

1. Section 6 Districts Maps of By-law No. 1-83, is amended by adding the following subsection:

(455) Lands: 2 BICKNELL AVENUE AND THE FORMER BICKNELL BUS LOOP

Notwithstanding the provisions of the former City of York Zoning By-law No. 1-83, District Map 17, the lot as delineated by heavy lines on Schedule 'A' attached hereto and forming part of this By-law, and municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop, is amended by rezoning a portion of the lands from CE - Commercial Employment and LCR – Local Commercial/Residential Zone to RM 1 – Residential Multiple Zone and a portion of the lands from CE - Commercial Employment to LCR – Local Commercial/Residential Zone.

2. Section 16 General Exceptions of By-law No. 1-83, is amended by adding the following subsection:

(455) Lands: 2 BICKNELL AVENUE AND THE FORMER BICKNELL BUS LOOP

Permitted residential and commercial uses shall be developed in accordance with the RM1 and LCR Zone provisions except as provided for in this subsection.

Notwithstanding any other provisions in Sections 10.1 (3) – RM1 Regulations, 11.3 – LCR Regulations, 3 – General Provisions, 2(a) – Definition of Amenity Space, 2(54) – Definition of Grade and 2(59) – Definition of Height and 2(77c) Definition of Porch, Verandah, Deck or Balcony of Zoning By-law No. 1-83 as amended, the lands municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop, and more particularly shown on the plan attached hereto as Schedule 'B', may be developed for residential and commercial uses provided that the following provisions are complied with:

FRONT LOT LINE

- a) The lot line abutting Rogers Road is the front lot line.

MAXIMUM FLOOR SPACE INDEX

- b) The maximum Floor Space Index for the lot shall not exceed 1.5.

MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA

- c) The maximum Non-Residential Gross Floor Area permitted on the lot is 400 square metres and is limited to the floor closest to "Grade".

SETBACKS

- d) The minimum building setback from a lot line that abuts a street is:
- i. 3.0 metres if the lot line is parallel to Rogers Road.
 - ii. 2.5 metres if the lot line is parallel to Bicknell Avenue or Forbes Avenue.
 - iii. 1.0 metre if the lot line is parallel to Nashville Avenue.
- e) The minimum building setback from a lot line that abuts an adjacent rear lot line in an R2 district is 12.0 metres.
- f) The minimum building setback from a lot line that abuts an adjacent side lot line in an R2 district is 2.5 metres.
- g) The minimum building setback from a lot line that abuts an adjacent side lot line in a CE district is 1.2 metres.
- h) The minimum building setback from a lot line that abuts an adjacent rear lot line in a CE district is 15.0 metres.
- i) The minimum building setback for a building fronting Rogers Road is 2.5 metres from a lot line that abuts Bicknell Avenue.
- j) Where there are two or more buildings on a lot with window openings, the minimum separation distance required is 12.0 metres. In no case shall any other building separation distance be less than 10.0 metres.

PERMITTED ENCROACHMENTS

- k) Exterior stairs, balconies, verandahs, decks, porches and planter boxes may encroach into the minimum required setbacks, provided the encroachment does not exceed 2.5 metres.

- l) Exterior stairs may encroach into a required minimum building setback from a lot line that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres.
- m) An apartment building shall provide at least one pedestrian entrance with direct access to Rogers Road.
- n) Each townhouse dwelling unit shall provide at least one pedestrian entrance with direct access to a public street.

PARKING

- o) Parking shall be provided at a rate of 0.9 parking spaces per dwelling unit containing one bedroom or less, and 1.0 parking space per dwelling unit containing two or more bedrooms. Two accessible parking spaces with minimum dimensions of 3.66 metres in width and 5.6 metres in length shall be provided in a location closest to any pedestrian access of a building.
- p) Visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit in addition to the total required parking spaces resulting from Clause 2. o).
- q) Parking spaces for non-residential uses on the lot must be provided if the non-residential gross floor area on the lot is more than 200 square metres, at a rate of 1.5 for each 100 square metres of non-residential gross floor area.
- r) A parking space shall be a minimum of 2.6 metres in width and a minimum of 5.6 metres in length. Where there is an obstruction, the width of the parking spaces shall be increased by 0.2 metres for each side of the parking space that is obstructed.
- s) If the calculation of the number of required parking spaces results in a number containing a fraction, the number is rounded down to the nearest whole number, but there must not be less than one parking space.
- t) In the case of apartment houses, a den within an apartment dwelling unit shall not be considered as a bedroom for the purpose of calculating parking requirements.
- u) Parking areas containing four (4) or more parking spaces may be covered by either impervious or permeable surfaces on which individual parking spaces are delineated by paint or other approved means.
- v) Parking spaces for any dwelling unit on the lot may be permitted in either the rear or side yard.
- w) A surface parking space must be at least 1.2 metres from all main walls of any residential building.

BICYCLE PARKING

- x) A minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 resident bicycle parking space per dwelling unit and 0.1 visitor bicycle parking space per dwelling unit shall be provided on the lot. A maximum of 5 resident bicycle parking spaces may be located outside. Where there is a fraction, the number of bicycle parking spaces will be rounded up to the nearest whole number.

LOADING

- y) One loading space must be provided on the lot, with minimum dimensions of 4.0 metres in width, 13.0 metres in length, and 6.1 metres of vertical clearance.

LANDSCAPING

- z) A minimum of 25% of the area of the lot must be landscaping and a minimum of 70% of the required landscaping must be soft landscaping.

AMENITY SPACE

- aa) A total of 2.0 square metres of amenity space shall be provided for each dwelling unit.

BUILDING HEIGHT

- bb) In addition to the elements listed in Section 3.7.1 of former City of York Zoning By-law No. 1-83, enclosed stairwells providing access to a roof, HVAC and/or other mechanical equipment may exceed the maximum permitted height by up to 3.0 metres.
- cc) Parapets and non-structural roofing materials including insulation and membranes, decking and sloping membranes relating to roof-top drainage and planters, may be located on the roof portion the building and may exceed the permitted building height as prescribed in the former City of York Zoning By-law No. 1-83, by up to 2.0 metres.
- dd) Guardrails, fences and screens, partitions dividing terraces, landscape features and patio furniture may be located on the roof portions of the building and may exceed the permitted building height as prescribed in the former City of York Zoning By-law No. 1-83, by up to 1.2 metres.

SEVERANCE

- ee) The provisions of this Exception shall apply collectively to the lands notwithstanding the future severance, partition or division of the lands.

SALES PRESENTATION CENTRE

- ff) Nothing in this By-law shall prevent the construction and use of a sales presentation centre on the lands for the purpose of selling dwelling units to be constructed on the lands.

OTHER PROVISIONS

- gg) No person shall use land or erect or use any building or structure on the lands unless the following municipal services are provided to the lot line and the following provisions are complied with:
- i. All new public roads have been constructed to a minimum base curb and base asphalt and are connected to an existing public highway; and
 - ii. All water mains and sanitary sewers and appropriate appurtenances have been installed and are operational.

DEFINITIONS

3. For the purpose of this By-law, the following definitions shall apply:

- i. "Grade" means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line from Rogers Road is 0.01 metres past each side lot line.
- ii. "Height of Building" means the distance between the grade and the elevation of the highest point of the building.
- iii. "Amenity Space" means either outdoor space provided on individual balconies, decks, patios, verandahs, terraces, individual and common roof-top spaces, or common outdoor space that is available for use by the occupant(s) of a dwelling on the lot, or some combination thereof.
- iv. "Landscaping" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking, or storing of vehicles are not landscaping.
- v. "Soft Landscaping" means landscaping excluding hard surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape architectural elements.
- vi. "Porch, Verandah, Deck or Balcony" means a structure with a horizontal surface which can be walked upon, which may either extend beyond the main wall of the building at the ground floor level or may have a height of 0.3 metres or greater above grade, which may or may not contain a roof, and which may or may not contain walls.

4. All other provisions of the former City of York Zoning By-law No. 1-83, as amended, shall continue to apply to the lands shown on Schedules 'A' and 'B' attached. Where the provisions of this Exception are in conflict with the former City of York Zoning By-law No. 1-83, as amended, the provisions of this Exception shall prevail.

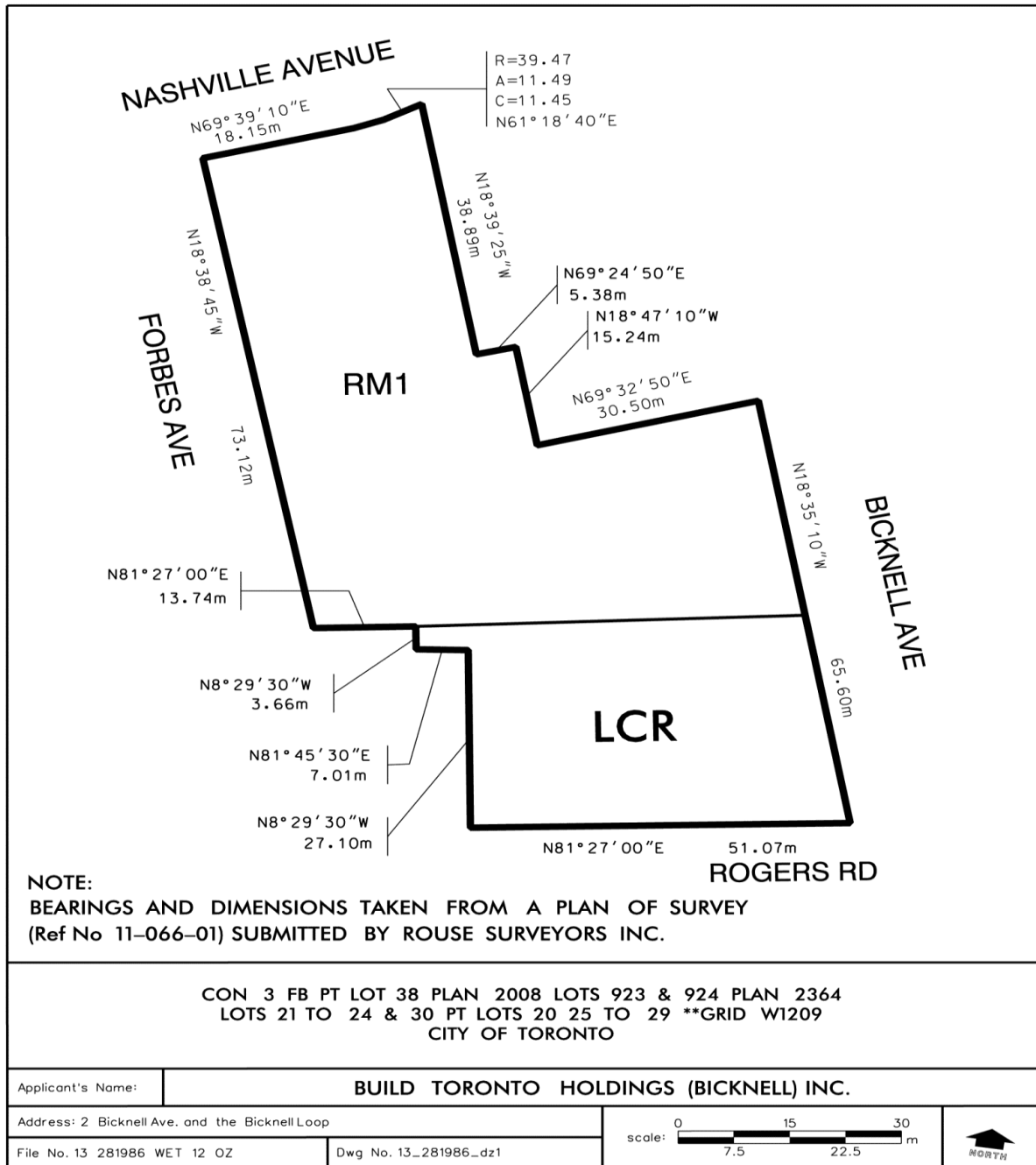
Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

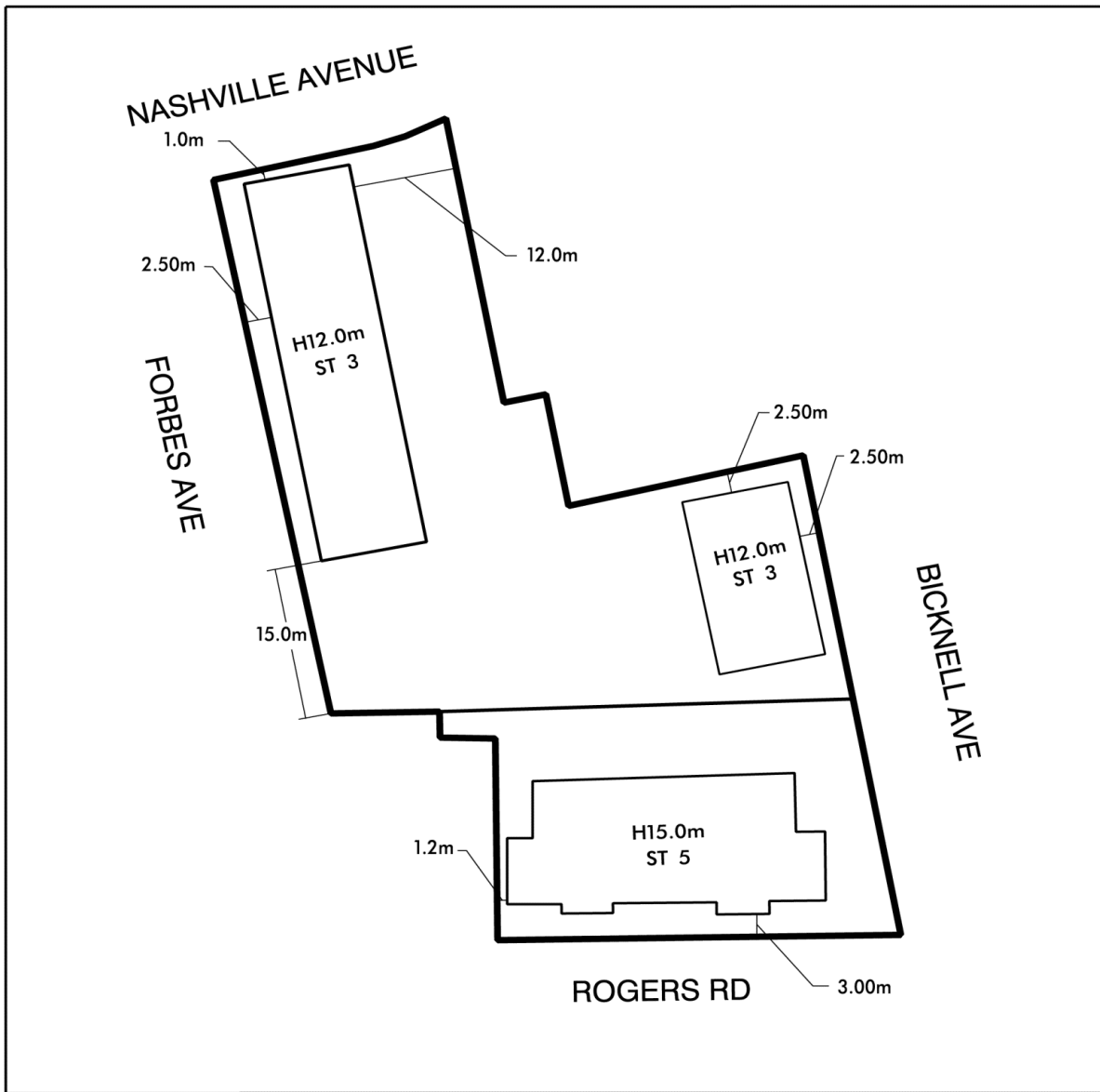
Toronto Schedule 'A' BY-LAW Number and to Section 16(455) of Zoning By-Law 1-83



CON 3 FB PT LOT 38 PLAN 2008 LOTS 923 & 924 PLAN 2364
 LOTS 21 TO 24 & 30 PT LOTS 20 25 TO 29 **GRID W1209
 CITY OF TORONTO



Schedule 'B' BY-LAW Number and to Section 16(455) of Zoning By-Law 1-83



CON 3 FB PT LOT 38 PLAN 2008 LOTS 923 & 924 PLAN 2364
 LOTS 21 TO 24 & 30 PT LOTS 20 25 TO 29 **GRID W1209
 CITY OF TORONTO

Applicant's Name:	BUILD TORONTO HOLDINGS (BICKNELL) INC.		
Address: 2 Bicknell Ave. and the Bicknell Loop	scale:		
File No. 13 281986 WET 12 OZ	Dwg No. 13_281986_dz2		