

Authority: North York Community Council Item NY21.35, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

## CITY OF TORONTO

### BY-LAW 817-2017

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 713, 715, 717, 719, 721 and 723 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 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.20-A (246) RM6 (246)**

#### **DEFINITIONS:**

- (a) For the purposes of this exception, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof;
- (b) For the purposes of this exception, "floor area, gross" shall mean the total area of all of the floors in a building above or below grade measured from the outside walls but shall exclude mechanical rooms, bicycle parking areas and elevator shafts above grade and exclude the following areas below grade: car parking and access areas, bicycle parking areas, storage areas for lockers, elevator shafts, elevator lobby, mechanical and electrical rooms and stairwells and stormwater storage areas below grade;
- (c) For the purposes of this exception, "established grade" shall mean the elevation as being the geodetic elevation of 180.83 metres;
- (d) For the purposes of this exception, lot shall mean the lands zoned RM6(246) on Schedule 1;
- (e) For the purposes of this exception, "Type G loading space" must have a:
  - (i) minimum length of 13.0 metres;

- (ii) minimum width of 4.0 metres; and
- (iii) minimum vertical clearance of 6.1 metres;

**PERMITTED USES:**

- (f) The only permitted uses shall be an apartment house dwelling and uses accessory thereto including private recreational amenity areas;

**EXCEPTION REGULATIONS**

**Dwelling Units:**

- (g) A maximum of 84 residential dwelling units shall be permitted;

**Lot Coverage:**

- (h) Despite the provisions of Section 20-A.2.2 (Lot Coverage) the maximum permitted lot coverage shall be 44 percent;

**Yard Setbacks:**

- (i) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule RM6(246);
- (j) Notwithstanding (i) above, the minimum yard setbacks for parking structures and structures associated thereto below established grade shall be 0.0 metres for all property lines;
- (k) Despite paragraph (h) and in addition to the projections permitted by Section 6(9) (Permitted Projection into Minimum Yard Setbacks), each of the following structures shall be permitted to project into the setbacks shown on Schedule RM6(246):
  - (i) an architectural roof overhang feature may project horizontally a maximum of 2.0 metres from the wall(s) to which it is attached;
  - (ii) a balcony may project horizontally a maximum of 1.5 metres from the wall(s) to which it is attached;
  - (iii) a canopy may project horizontally a maximum of 2.0 metres from the wall(s) to which it is attached;
  - (iv) an exterior stairway to within 0.0 metres from a property line; and
  - (v) a porch to within 0.0 metres from a property line;

**Distance between Buildings and/or Portions of Buildings forming Courts:**

- (l) The provisions of Section 15.6 (Minimum Distance of Apartment House Dwellings From R and RM2 Zones) and Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings forming Courts) shall not apply;

**Gross Floor Area:**

- (m) A maximum gross floor area of 6,550 square metres shall be permitted;

**Building Height:**

- (n) The building height shall not exceed 4 storeys and 11.0 metres above established grade;
- (o) Notwithstanding (n) above the following items may exceed the maximum building height:
  - (i) Rooftop guardrails and privacy screen to a maximum height of 1.8 metres;
  - (ii) Parapets to a maximum height of 1.5 metres; and
  - (iii) Enclosures for rooftop mechanical rooms and stairwells to a maximum height of 3.0 metres;

**Landscaping:**

- (p) The provisions of Section 15.8 (Landscaping) shall not apply. A minimum of 1950 square metres of landscaped area shall be provided;
- (q) A minimum 1.5 metre wide landscape strip shall be provided along the south lot line;
- (r) A retaining wall may be permitted within the landscape strip;

**Recreational Amenity Area:**

- (s) A minimum of 168 square metres of indoor amenity space shall be provided;

**Parking:**

- (t) Parking for residential uses within the site shall be provided in accordance with the following:
  - (A) A minimum of 0.7 parking spaces per bachelor dwelling unit up to 45 square metres;
  - (B) A minimum of 1.0 parking spaces per bachelor unit greater than 45 square metres;

- (C) A minimum of 0.8 parking spaces per 1 bedroom dwelling unit;
  - (D) A minimum of 0.9 parking spaces per 2 bedroom dwelling unit;
  - (E) A minimum of 1.1 parking spaces per 3 bedroom dwelling unit; and
  - (F) A minimum of 0.15 parking spaces per dwelling unit shall be for the use of residential visitors;
- (u) The provisions of Section 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;

**Bicycle Parking:**

- (v) 57 long-term and 6 short term bicycle parking spaces will be provided and maintained on the lot;

**Loading:**

- (w) The provisions of Section 6A(16)(c)(i) and Section 6A(16)(d)(iv) shall not apply. 1 type "G" loading space shall be provided; and

**DIVISION OF LANDS**

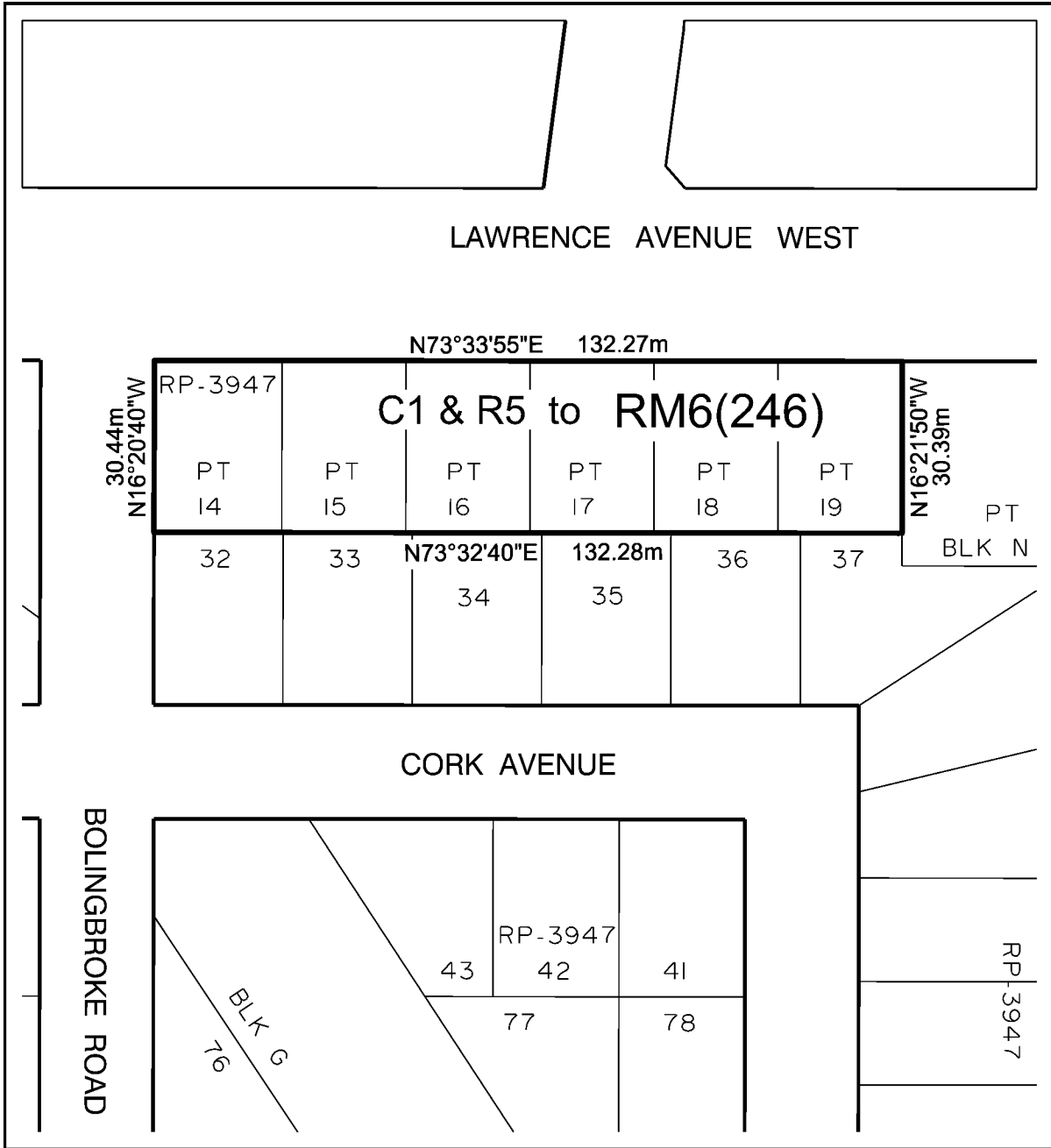
- (x) Notwithstanding any severance, partition or division of the lands shown on Schedule 1, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Within the lands shown on Schedule 1 attached to this By-law, 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 July 7, 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

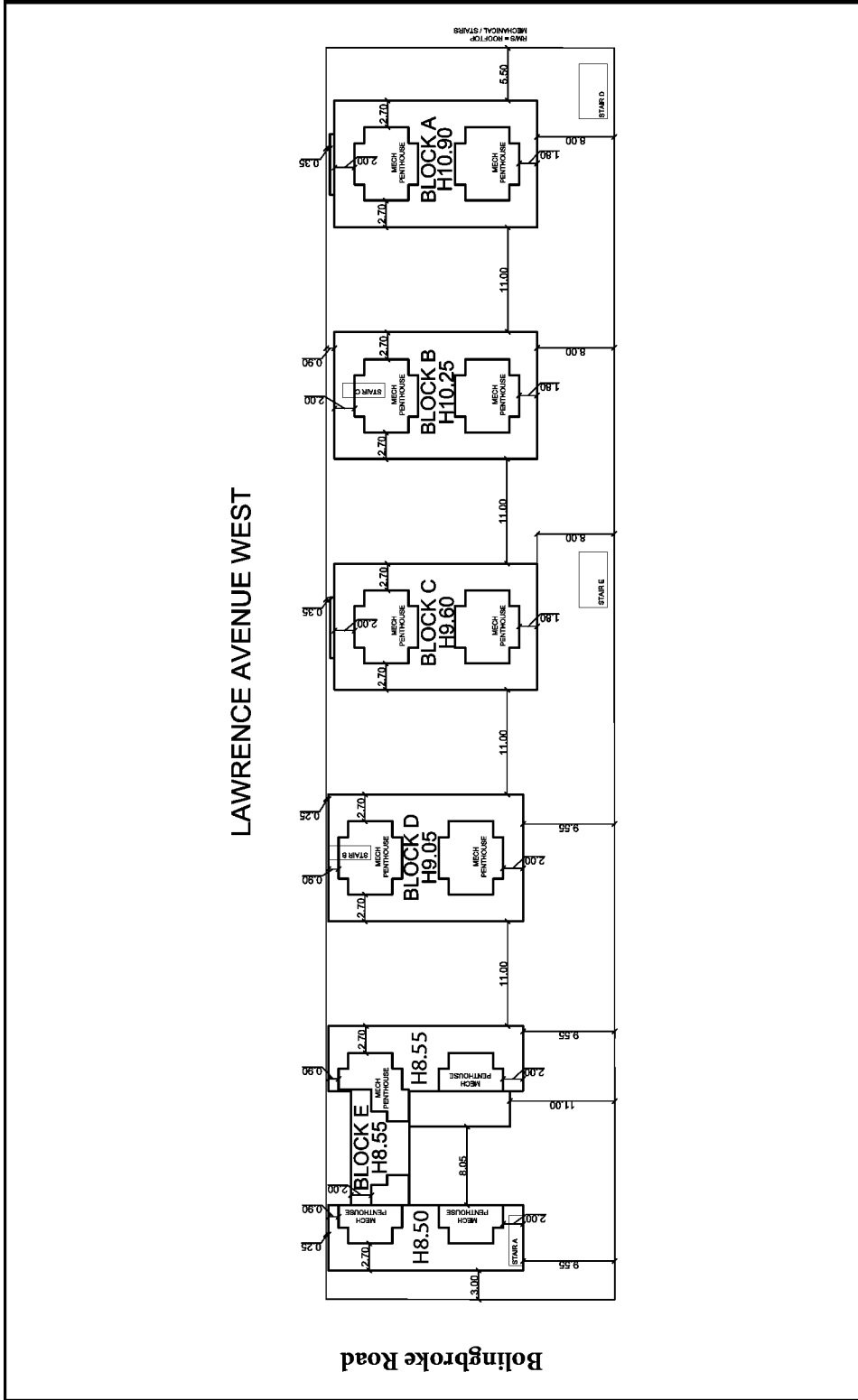


Schedule 1

Part of Lots 14 to 19, inclusive, R.P. 3947  
 Rady-Pentek & Edward Surveying Ltd.  
 Date: 01/19/2017  
 Approved by: S.K.

File # 15 175970 NNY 15 0Z





Schedule RM6(246)

From Applicant's Drawing

File # 15 175970 NNY 15 0Z

Date: 01/26/2017  
 Approved by: S.K.

↑  
 Not to Scale