

CITY OF TORONTO

BY-LAW 1275-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to lands municipally known in 2017 as 1780 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:

"64.16(110) RM1(110)

DEFINITIONS

Established Grade

- (1) For the purposes of this exception, "established grade" shall mean an elevation of 125.88 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment).

Daylight Triangle

- (2) For a corner lot, for the purpose of this exception "daylight triangle" shall mean the triangular space formed between the intersection point of the front lot line and the side lot line and two points along these lines measured 5 metres from the intersection point. Where the lot has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured.

PERMITTED USES

- (3) Notwithstanding Section 16.1 (a), the only permitted uses shall be multiple attached dwellings and accessory uses thereto.
- (4) A sales office used to sell dwelling units in the development is permitted for a period of 3 years from the date of the passing of By-law 1275-2017.

EXCEPTION REGULATIONS

DWELLING UNITS

(5) Minimum Lot Frontage per dwelling unit

- i) Interior Lot and Exterior Lot - 4.0 metres

(6) Maximum Lot Coverage

Maximum Lot Coverage: The Maximum Lot Coverage shall be 50 percent, calculated over the lands zoned RM1(110)

(7) Floor Area

There shall be no maximum Floor Area

(8) Yard Setbacks and Separations

- i) The minimum required yards:
- Front Yard: 3.0 metres
 - Rear Yard: 4.0 metres
 - Interior side yard setback: 0.55 metres
 - Exterior Side Yard: 1.2 metres
 - Setback from a daylight triangle: 1.2 metres
- ii) Notwithstanding 64.16(110) (7) (i), additional encroachments shall be permitted to the extent set out in Section 6(9). In addition, stairs may encroach into a required yard no more than 3.0 metres.

BUILDING HEIGHT

- (9) Maximum Building Height:** 4 storeys or 13.5 metres above established grade, whichever is less.

PARKING

- (10) Parking for residential uses shall be provided at a rate of 1.0 parking space per unit.**
- (11) The provisions of Section 6A PARKING AND LOADING REGULATIONS, Section 15 General Provisions For Multiple-Family Dwelling Zones (RM) and Section 16 MULTIPLE-FAMILY DWELLINGS FIRST DENSITY ZONE (RM1) shall not apply.**

EXCEPTIONS

- (12) Sections 6(30), 15.8 and 16.2 shall not apply.**

3. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following new subsections:

"64.17(52) RM2(52)

DEFINITIONS

Established Grade

- (1) For the purposes of this exception, "established grade" shall mean an elevation of 125.88 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment).

Daylight Triangle

- (2) For a corner lot, for the purpose of this exception "daylight triangle" shall mean the triangular space formed between the intersection point of the front lot line and the side lot line and two points along these lines measured 5 metres from the intersection point. Where the lot has a rounded corner, the point where the projection of the two lines intersect shall be the intersection point where the 5 metres is measured.

PERMITTED USES

- (3) Notwithstanding Section 17.1 (a), the only permitted uses shall be as follows:
- i) Semi-detached dwelling; and
 - ii) Single detached dwelling.

EXCEPTION REGULATIONS

(4) **Minimum Lot Frontage per dwelling unit**

- i) Semi-detached dwelling: 6.0 metres;
- ii) Single detached dwelling: 6.0 metres; and
- iii) Single detached dwelling within the area identified as Area A on the attached Schedule 1: 2.6 metres.

(5) **Minimum Lot Area**

Single Detached or Semi-Detached dwellings - 300 square metres

(6) **Maximum Lot Coverage**

- i) Single detached dwelling 50 percent; and
- ii) Semi-detached dwelling: 50 percent

(7) Floor Area

There shall be no maximum Floor Area.

(8) Yard Setbacks and Separations

i) The minimum required yards:

- Front Yard: 6.0 metres;
- Rear Yard: 7.5 metres;
- Interior Side Yard: 0.55 metres;
- Exterior Side Yard: 0.55 metres; and
- Setback from daylight triangle: 1.2 metres

ii) Notwithstanding 64.17(52) (8) (i), additional encroachments shall be permitted to the extent set out in Section 6(9). In addition, stairs may encroach into a required yard no more than 3.0 metres.

(9) Accessory Use

- i) Minimum Interior Side Yard: 0.55 metres; and
- ii) Minimum Exterior Side Yard: 0.55 metres

BUILDING HEIGHT

(10) Maximum Building Height: 4 storeys or 13.5 metres above established grade, whichever is less.

PARKING

(11) Parking spaces per single and semi-detached dwelling on freehold lots shall be provided on the basis of a minimum of 1.0 parking spaces per dwelling unit;

(12) The provisions of Section 6A PARKING AND LOADING REGULATIONS, Section 15 General Provisions For Multiple-Family Dwelling Zones (RM) and Section 16 MULTIPLE-FAMILY DWELLINGS FIRST DENSITY ZONE (RM1) shall not apply.

LANDSCAPING

(13) The front yard not covered by a permitted driveway shall be maintained as landscaping. For the purposes of this subsection, landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening, or other horticultural or landscape-architectural elements, or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.

(14) A minimum of 25 percent of the front yard not covered by a permitted driveway shall be maintained as soft landscaping. For the purposes of this subsection, soft landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, but does not include hard surfaced areas such as but not limited to driveways,

parking areas, decorative stonework, walkways, patios, screening, or other landscape-architectural elements.

EXCEPTIONS

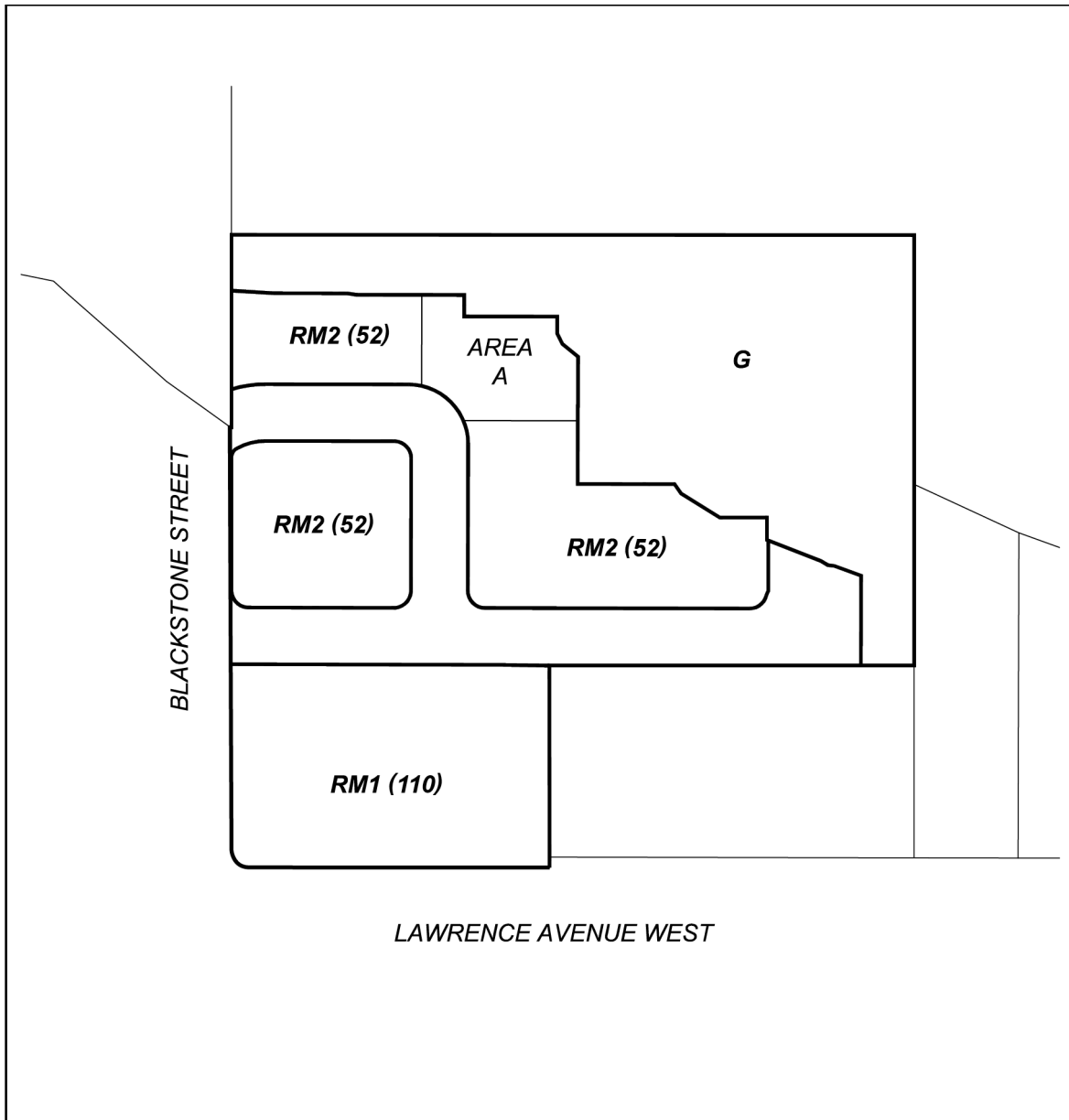
- (15) Sections 6(30), 15.8, 17(2)b and 17(4) shall not apply.
4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (1) 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
 - (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
5. Section 37 Provisions
- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Schedule 1 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
 - (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
 - (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on November 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk


(Seal of the City)



 **TORONTO**
Schedule 1

1780 Lawrence Avenue West

File # 14 110017 WET 12 SB, 14 110001 WET 12 OZ


City of North York By-Law 7625
Not to Scale
08/10/2017

SCHEDULE A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown on Schedule 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owners agree as follows:

Before introducing the necessary Bills to City Council for enactment, require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:

1. Prior to issuance of an above grade building permit the owner shall pay to the City the sum of \$250,000 to be allocated as follows:
 - i. Capital improvements to Upwood Park to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Parks, Forestry and Recreation in consultation with the Ward Councillor; and
 - ii. Streetscape improvements in the vicinity of the site to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Transportation Services in consultation with the Ward Councillor.
2. The cash amounts identified in 1. above shall be indexed upwardly in accordance with the Non-Residential Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment.
3. In the event the cash contributions referred to in Recommendation 5 above have not been used for the intended purposes within three (3) years of the By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.
4. The following matter is also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - i. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.