

## **Attachment 5: Draft Zoning By-law**

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 2007  
Enacted by Council: ~, 2007

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. ~-2007**

**To amend ~ Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known as  
500 Sheppard Avenue West (formerly 1 Canyon Avenue)**

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 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 is amended by adding the following subsection:

#### **64.20-A(169) RM6(169)**

#### **DEFINITIONS**

(a) For the purpose of this exception “Gross Floor Area” shall mean the aggregate area 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. the floor area of unenclosed residential balconies; and
- ii. any area used for automobile parking.

#### **PERMITTED USES**

(b) The following uses shall be permitted:

Apartment House Dwelling and uses accessory thereto.

#### **USE QUALIFICATIONS**

(c) Outdoor amenity areas may be located on roof top terraces.

## **EXCEPTIONS REGULATIONS**

### **DWELLING UNITS**

- (d) A maximum number of 150 dwellings units shall be permitted.

### **YARD SETBACKS**

- (e) The minimum yard setbacks for the buildings and structures above established grade shall be as shown on Schedule “RM6(169)”.
- (f) Notwithstanding (e) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.
- (g) Notwithstanding (e) above, the minimum yard setback for structures associated with parking structures above established grade shall be 0.0 metres.

### **PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS**

- (h) The provisions of Section 6(9) Permitted Projections Into Minimum Yard Setbacks shall not apply.

### **GROSS FLOOR AREA**

- (i) A maximum gross floor area of 14,478m<sup>2</sup> shall be permitted.

### **BUILDING HEIGHT**

- (j) The maximum building height, excluding landscape open structures, parapets and mechanical penthouse shall be 16 storeys and 232.10 metres above sea level as shown on Schedule “RM6(169)”.

### **LOADING SPACE REQUIREMENTS**

- (k) The provisions of Section 6A(16)(a) Loading Spaces Required shall not apply.

### **RESIDENTIAL RECREATIONAL AMENITY AREA**

- (l) A minimum of 1.5 m<sup>2</sup> per dwelling unit of indoor recreational amenity area shall be provided.
- (m) A minimum of 1.5 m<sup>2</sup> per dwelling unit of outdoor recreational amenity area shall be provided at or above-grade.

### **PARKING**

- (n) All required parking shall be provided within the “RM6(169)” zone as shown

on Schedule “1”.

- (o) Parking spaces shall be provided for residential uses within the net site in accordance with the following:
  - i. A minimum of 1.3 parking spaces per apartment house dwelling unit, of which, 0.25 parking spaces per dwelling unit shall be for the use of visitors.

## **LAND DIVISION**

- (p) Notwithstanding any severance, partition or division of the net site, as shown on Schedule “RM6(169)” provisions of this By-law shall apply to the whole of the net site as if no severance, partition or division occurred.

## **SECTION 37**

- (s) The owner of the lands as shown on Schedule “RM6(169)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the maximum gross floor area cited in clause (i) and maximum height cited in clause (j) and as shown on Schedule “RM6(169)” which forms part of this by-law.

(A) A cash contribution of \$20,000 to be put toward streetscape improvements in the immediate vicinity of the site as follows:

- i Street tree installation in front of 1 Canyon Avenue, along both the Sheppard Avenue West frontage and the Canyon Avenue frontage;
- ii Street tree installation along both sides of Canyon Avenue where opportunities exist;
- iii Street tree installation along both sides of Sheppard Avenue West in the immediate vicinity of the subject lands where opportunities exist;
- iv Replacement of asphalt with decorative concrete or unit pavers in the boulevard along Canyon Avenue where opportunities exist; and,

(B) A cash contribution of \$130,000 to be dedicated to the improvement of existing recreational capital facilities in Ward 10, the specific location to be determined through continuing discussions between City Planning staff, the Ward Councillor, Parks, Forestry and Recreation staff and other City Divisions as required.

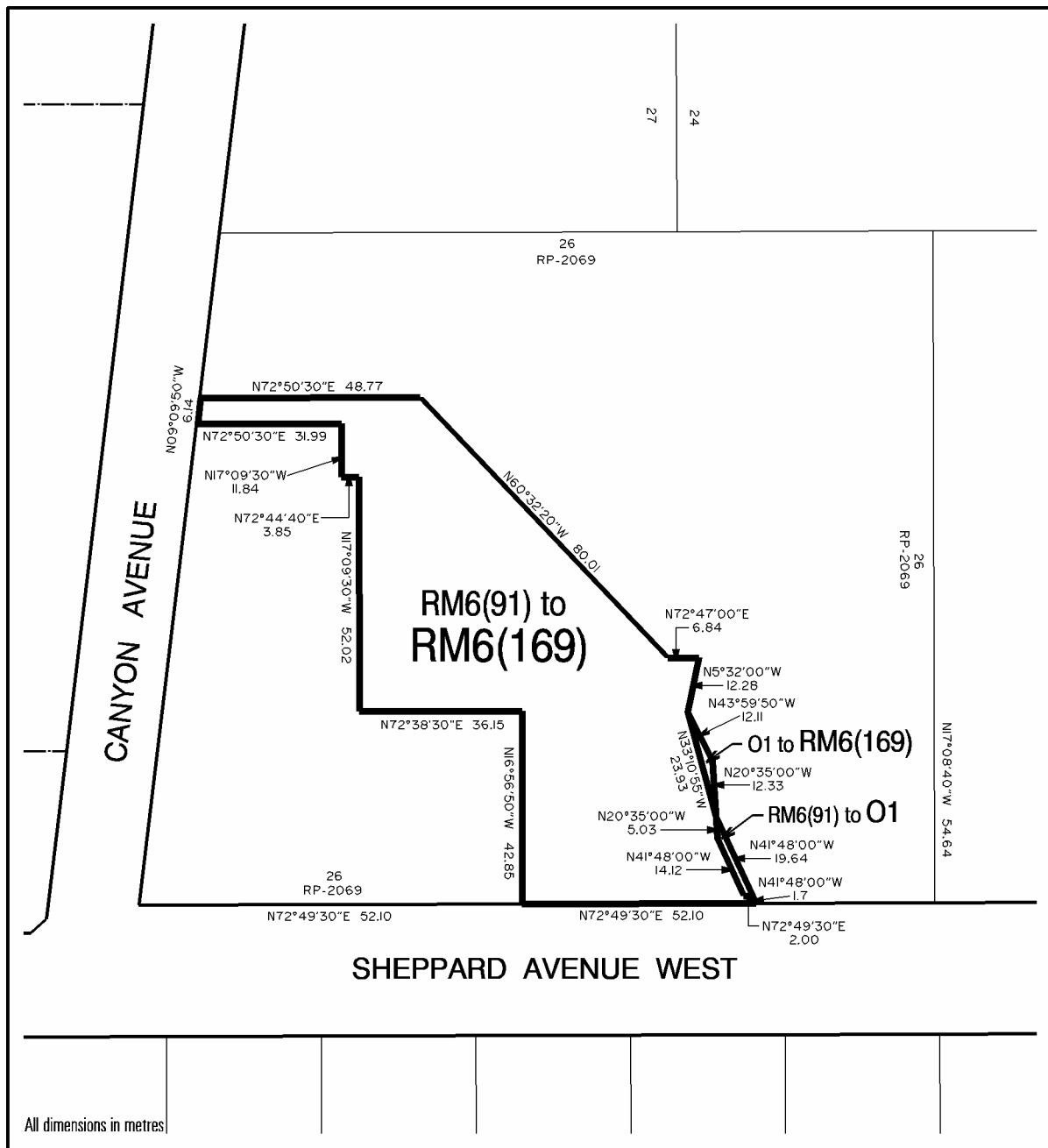
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6(169)" attached to this By-law.
4. Within the lands shown on Schedule "RM6(169)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided 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.

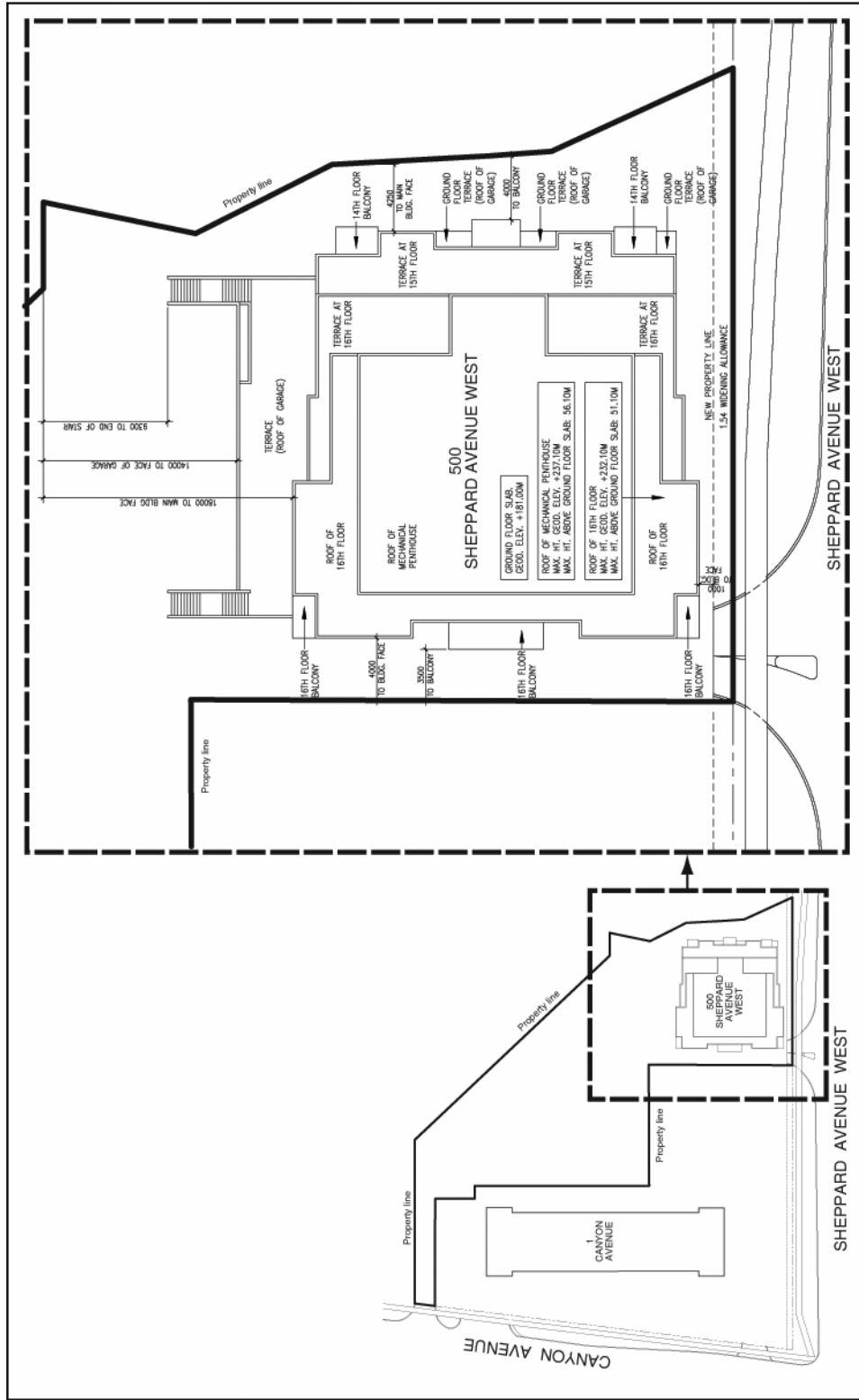
ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)





City Planning

## Schedule "RM6(169)" to Bylaw

Part of Lot 26 Registered Plan 2069 City of Toronto

File # 05\_211266

Approved by: C.F.  
Date: 06/12/07

Not to Scale