

**Attachment No. 7: Draft Zoning By-law Amendment
(former City of North York Zoning By-law 7625)**

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on
~, 2011

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2011

**To amend the former City of North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as
758 - 764 Sheppard 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*; and

WHEREAS the Official Plan of the City of Toronto contains provisions relating to the authorization of increase in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS Subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the height and density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto;

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 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 (172) RM6(198)**DEFINITIONS**

- a. For the purpose of this exception, “established grade” is defined as 188.69 metres above sea level.

PERMITTED USES

- b. The only permitted uses shall be:
- (i) an Apartment House Dwelling and uses accessory thereto;
 - (ii) the following non-residential uses on the ground floor only: retail store, service shop, personal service shop, business office, professional office and professional medical office.

USE QUALIFICATIONS

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

EXCEPTION REGULATIONS**DWELLING UNITS**

- d. A maximum of 118 dwellings units shall be permitted.

LOT COVERAGE

- e. The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

YARD SETBACKS

- f. The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule “RM6(198)”.
- g. Notwithstanding (f) above, the minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres.
- h. Notwithstanding (f) above, the minimum yard setback for structures associated with parking structures above established grade shall be 0.0 metres.

DISTANCE BETWEEN BUILDINGS AND/OR PORTIONS OF BUILDINGS FORMING COURTS

- i. The provisions of Section 20A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply.

GROSS FLOOR AREA

- j. A maximum gross floor area of 11,725m² shall be permitted, of which a maximum of 250m² shall be for non-residential uses.

BUILDING HEIGHT

- k. The maximum building height, excluding mechanical penthouses, landscape open structures and parapets, shall be the lesser of 9 storeys and 27.0m as shown on Schedule "RM6(198)".
- l. Notwithstanding (k), in no case shall the height of the building, including enclosed stairwells and roof access structures, landscape open structures and parapets, and mechanical penthouses, exceed a 45 degree angular plane measured from the rear property line.

LANDSCAPING

- m. The provisions of Section 15.8 (Landscaping) shall not apply.
- n. A minimum 1.5 metre wide landscape strip shall be provided along the rear property line.

RECREATIONAL AMENITY AREA

- o. A minimum of 2.0m² per dwelling unit of indoor amenity space shall be provided.
- p. A minimum of 2.0m² per dwelling unit of outdoor amenity space shall be provided and may include a minimum of 250m² of roof top amenity space.

PARKING

- q. No parking space shall be located within 1.5 metres of any 'R' zone.
- r. Parking for residential uses within the site shall be provided in accordance with the following:
- a. A minimum of 0.8 parking spaces per 1-bedroom apartment house dwelling unit, of which, 0.2 parking spaces per dwelling unit shall be for the use of visitors.
 - b. A minimum of 0.9 parking spaces per 2-bedroom apartment house dwelling unit, of which, 0.2 parking spaces per dwelling unit shall be for the use of visitors.
 - c. A minimum of 1.1 parking spaces per 3-bedroom apartment house dwelling unit, of which, 0.2 parking spaces per dwelling unit shall be for the use of visitors.

- s. Parking for non-residential uses within the site shall be provided at a rate of 3 parking spaces per 100m² gross floor area.
- t. A maximum of 5 parking spaces of the required residential visitor parking supply may be shared with the required non-residential parking spaces.

BICYCLE PARKING

- u. Bicycle parking shall be provided on-site at a minimum rate of 0.7 spaces per dwelling unit for residents.
- v. Bicycle parking shall be provided on-site at a minimum rate of 0.08 spaces per dwelling unit for visitors.

LOADING SPACE REQUIREMENTS

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

EXCLUSIONS

- x. The provisions of Section 6A(8)(c) and (d) (Parking Regulations for RM Zones Other Than RM2 Zones) shall not apply.

DIVISION OF LANDS

- y. Notwithstanding any severance, partition or division of the lands shown on Schedule “RM6(198)”, 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.

SECTION 37

- z. The owner of the lands as shown on Schedule “RM6(198)” 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 (j) and maximum height specified in Clause (k) and as shown on Schedule “RM6(198)” which forms part of this By-law.
 - a) Prior to the issuance of any above-grade building permit, a cash contribution of \$118,000 to be dedicated to landscaping a remnant City-owned parcel created by the realignment of the Sheppard Avenue West and Yeomans Road; and
 - b) Any monies surplus to the landscaping of the remnant parcel described in a) above to be used by the City to enhance the streetscape within the public rights-

of-way along Sheppard Avenue West between Wilson Heights Boulevard and Bathurst Street or capital improvements in Earl Bales Park.

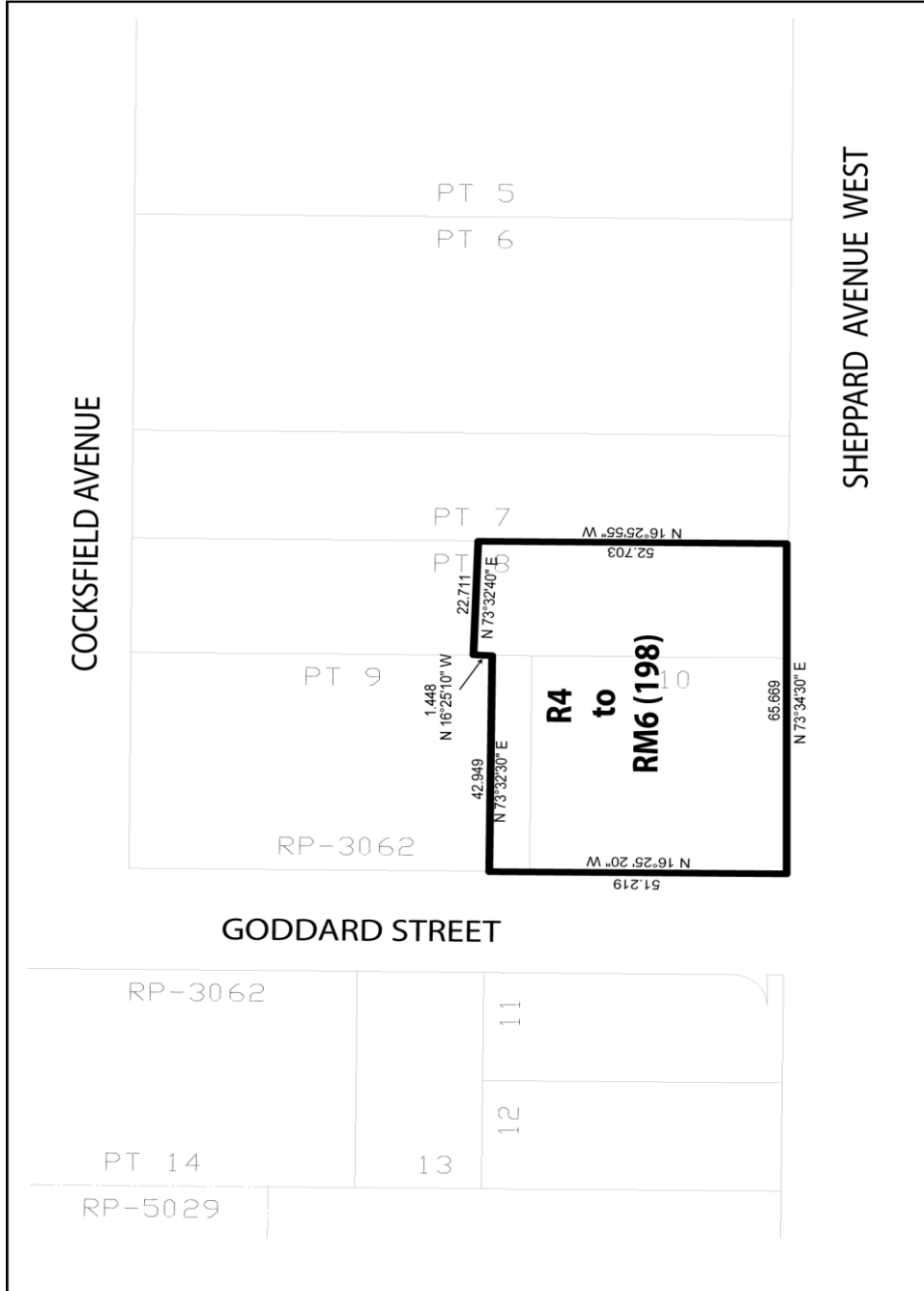
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6(198)", attached to this By-law.
4. Within the lands shown on Schedule "RM6(198)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided 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. 2011.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

File # 10_109851

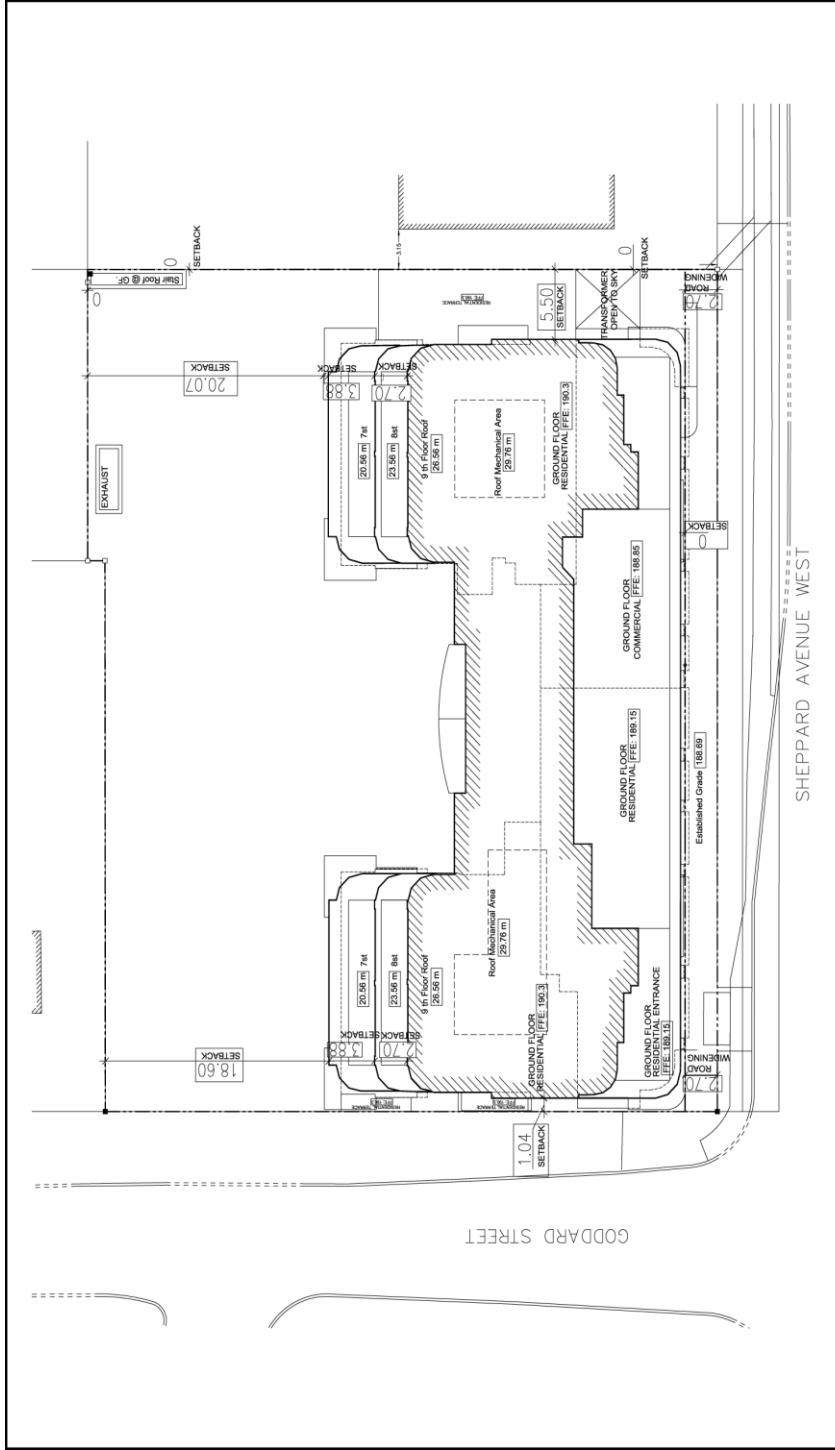


Not to Scale



Part of Lots 8, 9 and 10 Registered Plan 3062, City of Toronto.
Krcmar Surveyors Ltd. 2009

Date: 01/05/2011
Approved by: Cathie Ferguson



Schedule RM6 (198)

File # 10_109851



From Applicant's Drawings.

Date: 01/05/2011
Approved by: Cathie Ferguson