



STAFF REPORT ACTION REQUIRED

639-645 Lawrence Avenue West – Zoning By-law Amendment Application – Final Report

Date:	October 31, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	12 234460 NNY 15 OZ

SUMMARY

This application proposes a four storey stacked townhouse building with 39 residential units and one level of underground parking at 639 - 645 Lawrence Avenue West. The proposed building would have a height of 14 metres and a density of 1.71 times the area of the lot. A total of 45 parking spaces are proposed.

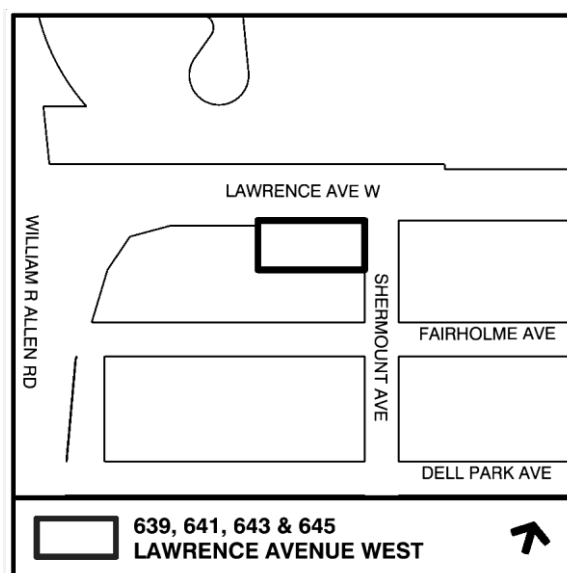
The proposal would result in a compact low-rise residential building on an arterial road in close proximity to the Lawrence West subway station, thus making efficient use of land and existing infrastructure, including public services and facilities, parks and open spaces and recreation facilities.

This report reviews and recommends approval of the application to amend Zoning By-law No. 7625 of the former City of North York.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law No. 7625 of the former City of North York, for the lands at 639-645 Lawrence Avenue West substantially in accordance with the



draft Zoning By-law Amendment attached as Attachment No. 5.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of March 1, 1995, the City of North York passed By-law 32480 to permit the conversion of existing residential dwellings at 639, 641 and 645 Lawrence Avenue West for use as business and professional offices. No additions to the dwellings were proposed and parking was to be provided on-site in the rear yards. Zoning By-Law No. 7625 was amended to create a site specific zoning for the three lots.

The application for Zoning By-law Amendment was submitted on August 23, 2012 and a preliminary report for this application was considered by North York Community Council at its November 6, 2012 meeting. The report provided background information on the proposal and recommended that a community consultation meeting be scheduled with the Ward Councillor and that notice for the public meeting be given according to the regulations of the *Planning Act*.

North York Community Council adopted the staff recommendations and directed that the notice area for the community consultation meeting be expanded.

The Preliminary Report is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY20.26>

ISSUE BACKGROUND

Proposal

The applicant is proposing a four storey stacked townhouse building. In addition to the four levels of residential space, there is one level of underground parking and a private rooftop terrace. There is a stairwell and mechanical penthouse on the roof but no storage space.

The height of the building would be 11 metres to the roof and 14 metres to the mechanical penthouse. A total gross floor area of 3,193 m² is proposed, which would result in a density of 1.71 times the area of the lot. A total of 39 residential dwelling units are proposed, consisting of 38 two-bedroom units, and one three-bedroom unit.

Private outdoor amenity space would be provided for each unit. Basement units are proposed to have sunken courtyards in the rear of the building, ground-level units would have outdoor courtyards in the front of the building and upper level units would have private

rooftop terraces. A common courtyard is proposed at the rear of the building on the south side.

A total of 45 parking spaces are proposed to serve the development including 41 spaces for residents and four for visitors. All parking is proposed to be below grade in a one-level parking garage. The site statistics are presented on the Application Data Sheet (Attachment 4).

Site and Surrounding Area

The site is located at the southwest corner of Lawrence Avenue West and Shermount Avenue. There are currently four detached houses on the site, with municipal addresses of 639, 641, 643 and 645 Lawrence Avenue West. The consolidated lot has an overall site area of 1,876 m² and a frontage of approximately 64 metres on Lawrence Avenue West.

Land uses surrounding the subject site are as follows:

North: Directly across the street on the north side of Lawrence Avenue is an apartment building at 650 Lawrence Avenue West which steps up from 6 to 10 storeys in height. There are 51 townhouses behind the apartment building on the same site. This building is adjacent to John Polanyi Collegiate Institute, a TDSB Secondary School.

Also, north of Lawrence Avenue West is Toronto Community Housing's Lawrence Heights neighbourhood, the Focus Area of change within the Lawrence-Allen Secondary Plan. The Secondary Plan area is bounded by Lawrence Avenue West, Bathurst Street, Dufferin Street and Highway 401.

South: The streets immediately south of the property are predominantly one and two-storey detached dwellings. There is an area of three-storey residential apartment buildings three blocks south of the subject property along Meadowbrook Road and Fraserwood Avenue.

East: One and two-storey detached dwellings along Lawrence Avenue West.

West: Immediately abutting the site is a three-storey rental apartment building. Further to the west is the Allen Road and the Lawrence West subway station. The Lawrence Square Shopping Centre is on the north side of Lawrence Avenue, west of Allen Road.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the site *Mixed Use Areas* which provides for a wide range of land uses to create animated districts along transit routes that provide opportunities to rely less on private automobile trips. *Mixed Use Areas* will provide for new homes for Toronto's growing population on underutilized lands. New buildings in *Mixed Use Areas* are to be located and massed to provide a transition between different development intensity and scales, particularly towards lower scale *Neighbourhoods*. Development in *Mixed Use Areas* is to frame streets and provide an attractive, comfortable and safe pedestrian environment to take advantage of nearby transit services.

Zoning

The property at 643 Lawrence Avenue West is zoned "R4" (One-Family Detached Fourth Density Zone) in former City of North York Zoning By-law No. 7625. This zone permits single detached dwellings and accessory uses. A limited number of institutional and recreation uses as well as home occupations are also permitted in this zone.

The properties at 639, 641 and 645 Lawrence Avenue West are zoned "R4 (42)" in former City of North York Zoning By-law No. 7625. This zone permits business and professional office uses within the existing dwellings in addition to all other uses permitted in the R4 zone. Parking is permitted in the rear yard only.

Building heights are limited to 8.0 metres and two storeys for dwellings with a "flat roof" and 8.8 metres and two storeys for dwellings with any other type of roof. The maximum permitted lot coverage is 35%.

Site Plan Control

A Site Plan Control application has been submitted (File No. 12 234471 NNY 15 SA) and is being reviewed concurrently with the subject application.

Reasons for Application

The applicant is seeking an amendment to the Zoning By-law to permit the proposed townhouses as well as the height, density and envelope of the proposed building. The applicant has proposed a building with a height of four storeys plus a mechanical penthouse and rooftop terrace (14 metres total), an FSI of 1.71 times the lot area and a lot coverage of 49%. The applicant is also seeking to amend the Zoning By-law provisions relating to parking requirements and performance standards.

Community Consultation

A Community Consultation meeting was held on Tuesday, January 8, 2013, at the Lawrence Heights Community Recreation Centre. The meeting was attended by approximately 35 residents from the community.

The following issues were raised:

- Height and density of the proposed building is out of character with the existing one and two storey detached neighbourhood and will create a precedent for further intensification along Lawrence Avenue West.
- Residents of the new building will be able to look into the backyards of existing residents to the south and east.
- Activities in the amenity area at the rear will create noise for surrounding residents.
- Concerns about garbage impact on surrounding residents, including smell, animals, spillage and space taken up by bins on Lawrence Avenue and Shermount Avenue.
- Traffic on Shermount Avenue and at the intersection of Shermount Avenue and Lawrence Avenue West is already very congested because Shermount Avenue is used by drivers from other parts of the city as an access route to and from the Allen Road. This will be exacerbated by cars coming to and from the new development, and by work vehicles during the construction process.
- Access to the site is from Shermount Avenue, just south of Lawrence Avenue West, but turns from Lawrence Avenue West onto Shermount Avenue from both the east and west are prohibited during rush hour. This will make it difficult for residents of the new building to access their property.
- The wall facing Shermount Avenue should be designed to look attractive for neighbours.
- There is not enough visitor parking, which will cause more cars to park on surrounding streets.
- There is not enough green space on the property. Concern about stormwater infiltration.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the Provincial Policy Statement (2005) (PPS). The PPS includes policies to manage and direct land use to achieve efficient development and land use patterns. Municipal planning decisions are required to be “consistent with” the PPS. The PPS requires that a range of land uses be provided and that intensification and redevelopment opportunities are identified and promoted.

The PPS promotes intensification and redevelopment opportunities through a more compact building form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. The proposal is consistent with the PPS in this regard. The proposed land use and density provides a compact built form that supports an efficient use of land and existing transit infrastructure.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe which states that population growth will be accommodated by directing new growth to the built up areas of the community through intensification. As this site is located in a built up area designated for growth in the City’s Official Plan, and the proposal is intensifying the use of land for housing, the proposal conforms to the Growth Plan.

Land Use

The *Mixed Use Areas* designation of the Official Plan provides for a broad range of commercial, residential and institutional uses in single use or mixed use buildings. The residential use complies with the Official Plan land use policies and is appropriate at this location.

Density, Height and Massing

The applicant is proposing a four-storey, 14 metre building, with a total gross floor area of 3,193 m² and an FSI of 1.71 times the area of the lot.

The subject site is within a 200 metre walk to the entrance of the Lawrence Avenue subway station and fronts onto Lawrence Avenue West, an arterial road. There is three-storey apartment adjacent to the site at 651 Lawrence Avenue west. The site across the street at 650 Lawrence Avenue West includes a six to ten storey apartment building, with townhouses behind.

The subject site is designated *Mixed Use Areas*, while these surrounding and two-storey detached homes to the south and east are designated as *Neighbourhood*.

The proposed height and setbacks and design of the site addresses the Official Plan goals and Infill Townhouse Guidelines to provide appropriate transition to existing residential neighbourhoods, including:

- Providing a suitable transition to neighbouring buildings through a rear yard setback of 11.5 metres and step back above the third storey so the building does not project into a 45 degree angular plane gradient as measured from the rear property line of the adjacent residential lots.
- Locating the main façade of the building parallel to the main street (Lawrence Avenue West) and in line with adjacent buildings, with a setback of 3 metres from the front property line;
- Locating habitable rooms and windows and that face streets, sidewalks and associated open space to promote informal surveillance;
- Locating all parking underground and integrating servicing within the building at grade, to minimize vehicular impact on adjacent streets;
- Providing one common vehicular access at the rear of the site, with access taken from the flanking street, and eliminating the need for multiple curb cuts, thereby reducing the opportunities for potential pedestrian conflicts; and;
- Providing landscaping on both the public boulevard and private property to enhance the pedestrian environment, including high branching deciduous trees at 8 metre spacing;

The transition to *Neighbourhood* properties south of the subject site is further enhanced through the proposed provision of a 1.5 metre wide landscape buffer with trees and shrubs adjacent to a 1.8 metre high wood privacy fence along the western portion of the south property line. The landscape buffer transitions to an ecological privacy barrier known as a "living wall" along the remainder of the south property line.

Staff will address the potential overlook issues from the south facing private roof terraces through the site plan review process.

The density, height and massing of the proposal is appropriate for this location on Lawrence Avenue West and provides appropriate transition to the neighbourhood to the south and east.

Traffic Impact, Access and Parking

The applicant submitted a Traffic Impact Study and Parking Study to support the proposed development. The study concluded that the impact of site generated traffic volumes would be minor and that the future operation of surrounding streets and intersections is acceptable. Transportation Services staff have reviewed the trip generation rates used in this study and determined that the results are acceptable.

The site is approximately 200 m from the Lawrence West Subway Station. Although there is significant queuing for the northbound left turn movement at the intersection of Shermount Avenue and Lawrence Avenue West, the number of eastbound left turns out of the site (12 and 6 in the a.m. and p.m. peak hours respectively) is not considered be a significant conflict.

Currently there are four single detached dwellings fronting Lawrence Avenue West, with four access driveways onto this arterial road. The proposed development would eliminate these driveways and curb cuts, moving all vehicular access to a single two-way driveway on Shermount Avenue. The driveway leads to an underground parking garage and an at-grade Type G loading space. The site circulation and parking garage layout have been reviewed and accepted by Transportation Services Staff.

The applicant has proposed an underground parking garage with 45 parking spaces, including 41 resident parking spaces and 4 visitor parking spaces. This represents a parking rate of 0.9 spaces per 2-bedroom unit, 1.0 spaces per 3-bedroom unit and 0.1 visitor parking spaces per unit.

This is an increase in the number of parking spaces over the applicant's initial proposal of 36 resident parking spaces and 4 visitor parking spaces to serve a 40 unit building. The increased parking supply addresses concerns expressed by Transportation Services and local residents. Transportation Services staff advise the proposed parking supply is acceptable.

Waste Disposal

The applicant originally proposed street pickup of solid waste in the form of individual bins to serve the 10 units fronting along Lawrence Avenue West and larger bins to be placed along Shermount Avenue to serve the remaining 30 units. This arrangement was not acceptable to Solid Waste staff and was a concern for surrounding residents.

Waste pickup for all units has now been centralized in a Type G loading space and bin holding area that is integrated within the east side of the building and accessed through the main driveway. Residential units will be above the loading space. The east elevation of the building facing Shermount Avenue therefore has windows on the second and third floors.

Waste storage for all units is centralized in a sealed refuse room at the south of the property. The room is proposed to have a green roof.

Solid Waste staff advise that the proposed garbage pickup is acceptable.

Bicycle Parking

The Official Plan contains policies that encourage reduced automobile dependency as well as promoting alternative modes of transportation. The policies contained within the Plan attempt to increase the opportunities for better walking and cycling conditions for residents of the City. Policy 2.4.7 states, "Policies, programs and infrastructure will be introduced to create a safe, comfortable, and bicycle friendly environment that encourages people of all ages to cycle for every day transportation and enjoyment including the provision of bicycle parking facilities in new developments".

The Toronto Green Standard (TGS) does not require bicycle parking for new low-rise residential buildings. The applicant has, however, proposed three below grade bicycle

parking spaces in the parking garage. The proposed Zoning By-law incorporates these bicycle parking spaces as a minimum performance standard for the site. Staff will also explore the possibility of securing additional off-site bicycle parking within the Lawrence Avenue West boulevard through the Site Plan review process.

Servicing

The applicant submitted a Functional Servicing & Stormwater Management Letter Report indicating the proposed development is feasible from municipal servicing and stormwater management perspectives.

City Engineering and Construction staff have reviewed and accepted the servicing assessment with some minor requested revisions. Finalizing these site servicing issues will be addressed at the Site Plan approval stage.

Archaeology

The subject site is located within an area of archaeological potential. The applicant submitted a Stage 1-2 Archaeological Assessment. During the assessment, one pre-contact artifact and two post-contact artifacts were encountered. As a result, it was recommended by the consultant that the artifacts be considered to have low cultural heritage value and do not represent significant archaeological finds. No further work was recommended.

This assessment was submitted for review by the Ontario Ministry of Tourism, Culture and Sport Culture Programs Unit. Based on the information contained in the report, the Ministry is satisfied that the fieldwork and reporting for the archaeological assessment is consistent with the Ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report will be entered into the Ontario Public Register of Archaeological Reports.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.43-0.79 hectares of parkland per 1,000 people. The site is in the second lowest quintile of current provision of parkland. The site lies south of the Lawrence Allen Secondary Plan and is in a parkland priority area. The proposed site is subject to the alternative parkland dedication rate through the City Wide Parkland Dedication By-law 1020-2010.

The application proposes 39 residential units on a net site area of 0.1876ha/1,875.88m. At the alternative rate of 0.4 hectares per 300 units, the parkland dedication requirement is 0.0533ha/533m or 28% of the net site area. However for sites less than one hectare in size, a cap of 10% is applied to the residential portion. The resulting parkland dedication is 0.0188ha/188m.

The applicant is requested to satisfy the parkland dedication by cash in lieu. This is appropriate as the required dedication would not generate a functional park area. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

There is a small landscaped courtyard at the rear of the site that will be a common amenity space for residents. The ground level also includes private amenity space for ground level and basement units through landscaped courtyards along both the north and south of the building. The proposed Zoning By-law requires 680 m² of landscaping on the site, which is about 36% of the lot area.

Streetscape

The proposed development would lead to a number of upgrades of the streetscape on Lawrence Avenue West, which is one of the main access routes to the Lawrence Avenue West subway station. As noted above, all existing curb cuts would be removed, enabling a continuous sidewalk along the front of the property. The sidewalk is proposed to be widened from 1.5 metres to 2.2 metres. Eight new street trees are proposed along Lawrence Avenue West. Ten at-grade units face Lawrence Avenue West, each with outdoor courtyards surrounding by landscaping. The court yards will also help to animate the streetscape on Lawrence Avenue West.

There is currently one driveway on the site which fronts on to Shermount Avenue and the new two-way driveway will represent a larger curb cut than currently exists. However, the proposal would also add three street trees to Shermount Avenue, and a new sidewalk. There is currently no sidewalk on the west side of Shermount Avenue in this location.

Landscape elements on the subject site and boulevard will be secured through the Site Plan Approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS for New Low-Rise Residential Development. The Toronto Green Standard does not require bicycle parking for new low-rise residential buildings, however the applicant has proposed three bicycle parking spaces. The site specific zoning by-law will secure these bicycle parking spaces on site above the Tier 1 performance measures. Other applicable TGS performance measures will be secured through the Site Plan Approval process. These include, but are not limited to:

- grading and surface treatment, in accordance with the Toronto Accessibility Design Guidelines;
- green roofing and cool roofing techniques to reduce the urban heat island effect;
- the provision of high-albedo surface material, open grid pavement and shade at-grade;
- the incorporation of landscaped areas planted with native plants and/or water-efficient plants;
- compliance with standards for tree protection and the provision of new trees and minimum soil volumes;
- glass and design features for migratory birds;
- design of the building to achieve at least EnerGuide 80 energy efficiency rating; and,
- compliance with Erosion and Sediment Control Guidelines for Urban Construction during construction and demolition activities.

Site Plan Control

The Site Plan control application is being reviewed concurrently with the subject application. Outstanding issues, including site servicing, landscaping, streetscaping detailed building elevation design and compliance with TGS performance measures will be finalized and secured through the site plan process.

CONTACT

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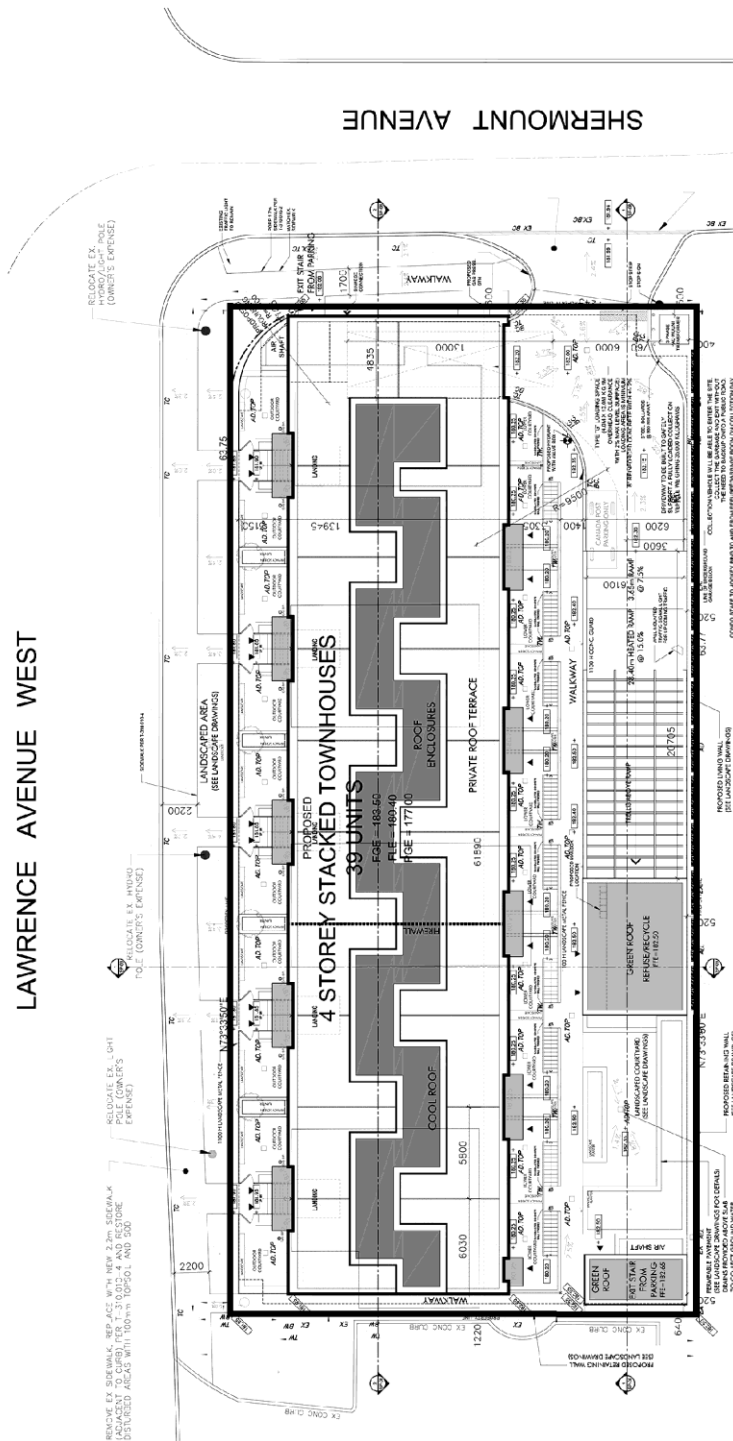
SIGNATURE

Allen Appleby, Director
 Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
 Attachment 2: North and South Elevations
 Attachment 2b: East and West Elevations
 Attachment 3: Zoning
 Attachment 4: Application Data Sheet
 Attachment 5: Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

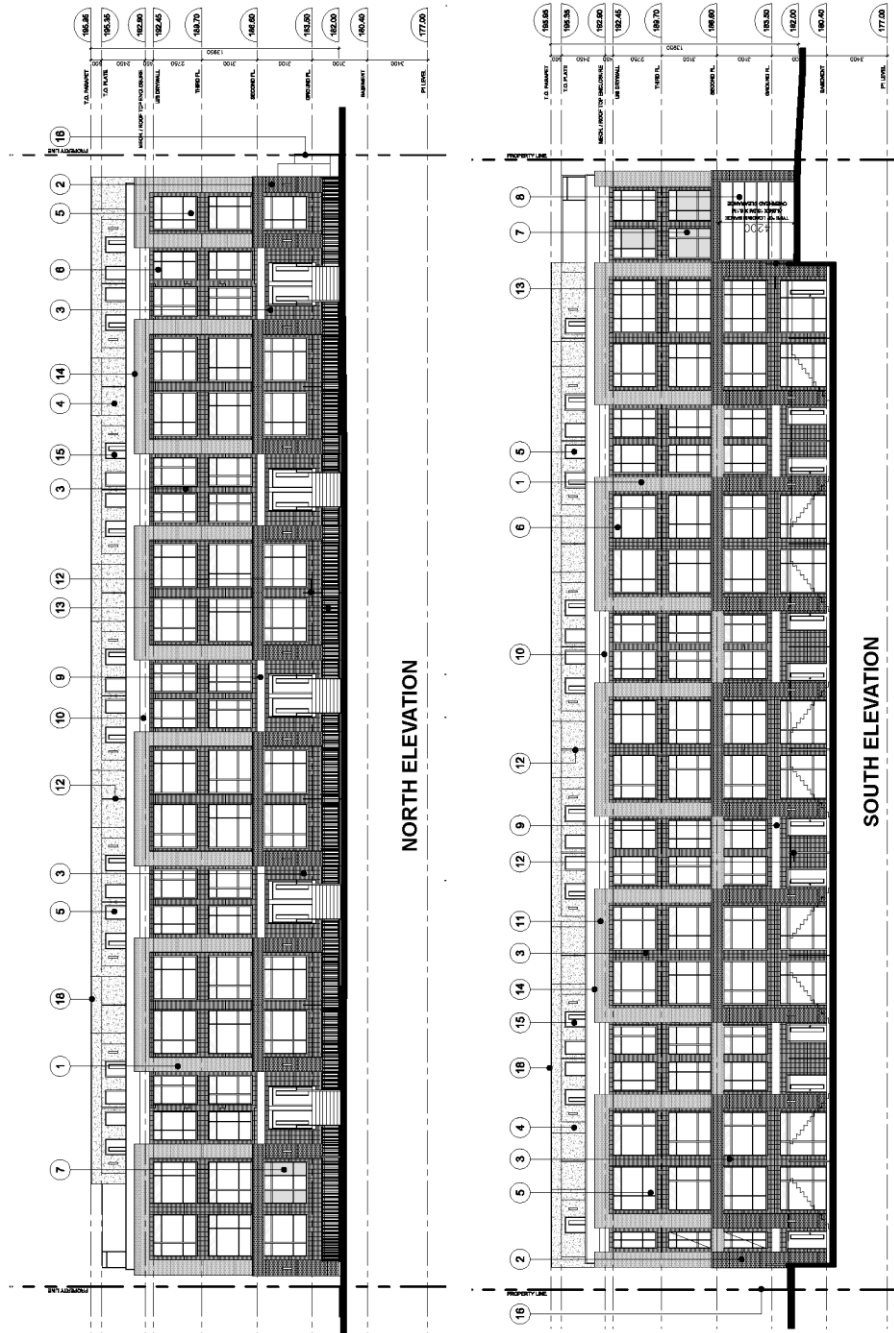
639, 641, 643 & 645 Lawrence Avenue West

Applicant's Submitted Drawing

Not to Scale
10/25/2013

File # 12 234460 NNY 150Z

Attachment 2: North and South Elevations



Elevations

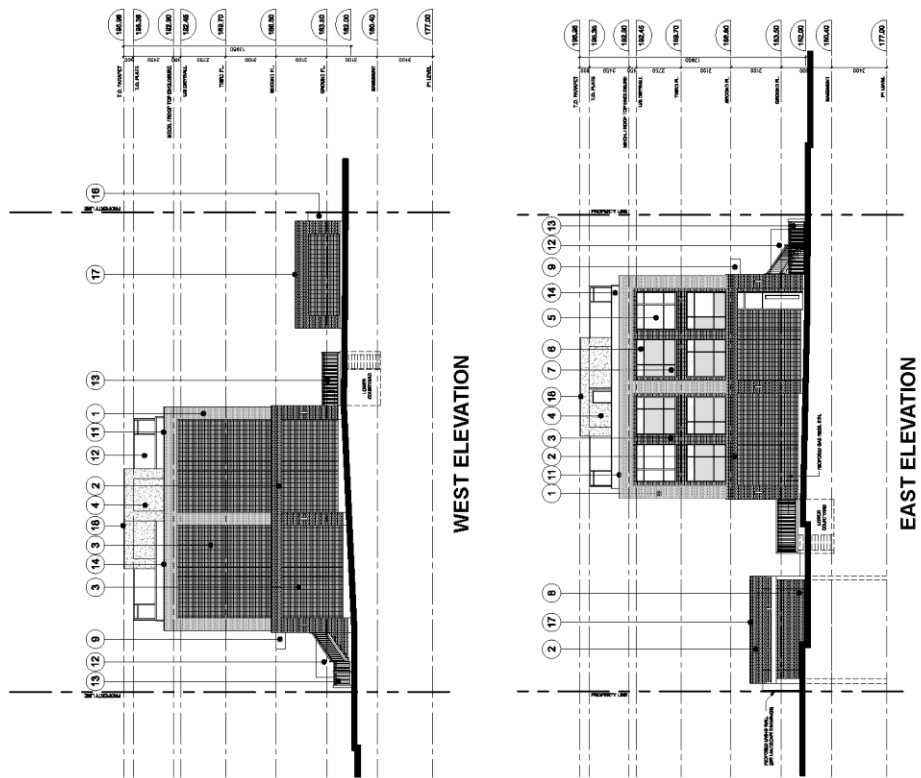
Applicant's Submitted Drawing

Not to Scale
10/25/2013

639, 641, 643 & 645 Lawrence Avenue West

File # 12 234460 NNY 15 0Z

Attachment 2b: East and West Elevations



Elevations

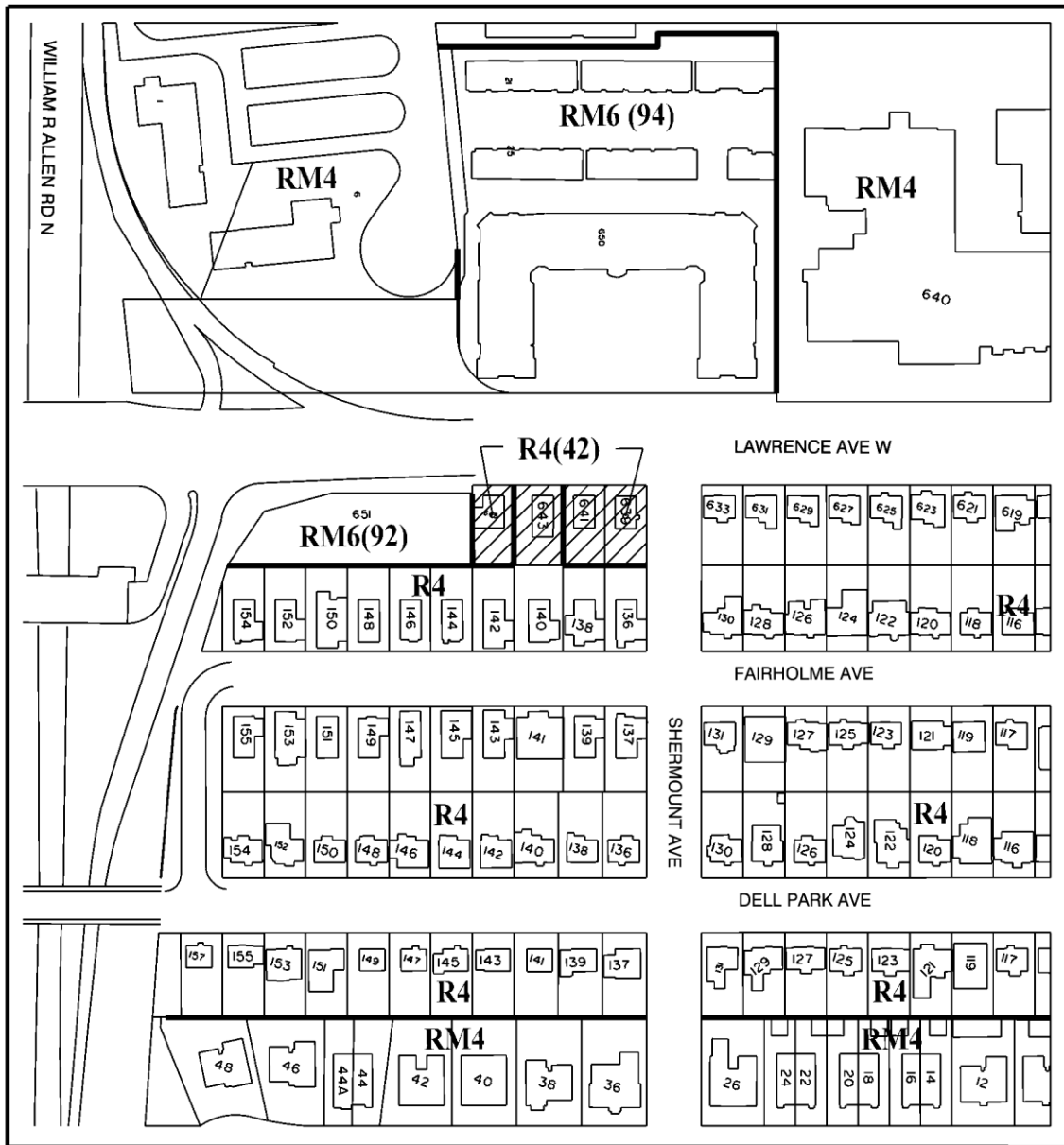
Applicant's Submitted Drawing

Not to Scale
10/25/2013

639, 641, 643 & 645 Lawrence Avenue West

File # 12 234460 NNY 15 0Z

Attachment 3: Zoning



Toronto City Planning
Zoning

639, 641, 643 & 645 Lawrence Avenue West

File # 12 234460 NNY 15 02

R4 One-Family Detached Dwelling Fourth Density Zone
RM4 Multiple-Family Dwellings Fourth Density Zone
RM6 Multiple-Family Dwellings Sixth Density Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

↑
Not to Scale
Zoning By-law 7625
Extracted 09/19/2012

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	12 234460 NNY 15 OZ
Details	Rezoning, Standard	Application Date:	August 23, 2012

Municipal Address:	639-645 LAWRENCE AVE WEST
Location Description:	PLAN 2049 LOT 343 **GRID N1504
Project Description:	Four storey stacked townhouse dwellings containing 39 dwelling units.

Applicant:	Agent:	Architect:	Owner:
KLM PLANNING PARTNERS INC		KIRKOR ARCHITECTS AND PLANNERS	ALLEN & LAWRENCE TOWNHOUSE INC

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	N
Zoning:	R4, R4(42)	Historical Status:	N
Height Limit (m):	8.0 m (Flat), 8.8 m (Other)	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	1876	Height:	Storeys:	4
Frontage (m):	63.75		Metres:	14
Depth (m):	29.42			
Total Ground Floor Area (sq. m):	746.57			Total
Total Residential GFA (sq. m):	3193		Parking Spaces:	45
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	3192.8			
Lot Coverage Ratio (%):	49%			
Floor Space Index:	1.71			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:	Condo		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m):	3193	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	38	Industrial GFA (sq. m):	0	0
3 + Bedroom:	1	Institutional/Other GFA (sq. m):	0	0
Total Units:	39			

CONTACT:	PLANNER NAME:	Michael Noble, Planner
	TELEPHONE:	416-395-7053
	EMAIL:	mnoble@toronoto.ca

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
639 - 645 Lawrence Ave 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 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 (220) RM6(220)

DEFINITIONS

BICYCLE PARKING

- a. For the purpose of this exception, "bicycle parking" shall mean an area below established grade or at grade that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use.

ESTABLISHED GRADE

- b. For the purposes of this exception, "established grade" shall mean a geodetic elevation of 182.00 metres.

GROSS FLOOR AREA

- c. For the purposes of this exception, “gross floor area” shall mean the aggregate of the areas 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) Any part of the building used for mechanical floor area;
 - (ii) Any space in a parking garage at or below grade used exclusively for storage lockers, motor vehicle and bicycle parking and access thereto;
 - (iii) The floor area of any unenclosed residential balconies; and;
 - (iv) The floor area of the enclosed loading space;

LANDSCAPING

- d. For the purposes of this exception, "landscaping" shall mean trees, shrubs, grass, flowers and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape architectural elements, or any combination of these, but not driveways or parking areas, and directly associated elements such as curbs or retaining walls.

LOT

- e. For the purposes of this exception, lot shall mean the lands zoned RM6(220) on Schedule "1"

MECHANICAL FLOOR AREA

- f. For the purposes of this exception, "mechanical floor area" shall mean floor area within a building or structure used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, including but not limited to heating, ventilation, air conditioning, electrical, plumbing, storm water storage, irrigation, fire protection, stair enclosures providing access to the roof of the building or structure, and elevator equipment.

MULTIPLE ATTACHED DWELLING – STACKED TOWNHOUSE

- g. For the purposes of this exception, "multiple attached dwelling – stacked townhouse" shall mean a dwelling divided vertically and horizontally into a series of dwelling units each having direct access from the outside.

EXCEPTION REGULATIONS

DWELLING UNITS

- h. A maximum of 39 dwellings units shall be permitted.

LANDSCAPING

- i. A minimum area of 680 m² of landscaping shall be provided on the lot.

YARD SETBACKS

- j. The minimum setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(220).
- k. Nothing shall be permitted outside of the building envelopes as shown on Schedule RM6(220), except for the following:
 - a. Parking structures at or below established grade;
 - b. Any portion of the building below established grade;
 - c. The accessory enclosed refuse/garbage room as shown on Schedule RM6(220);
 - d. The enclosed stairwell shown on Schedule RM6(220);
 - e. an exterior stairway and wheelchair ramp;
 - f. a courtyard; and;
 - g. a canopy may project horizontally a maximum of 1.3 m into the north or south setbacks shown on Schedule RM6(220).

GROSS FLOOR AREA

- l. A maximum gross floor area of 3,250m² shall be permitted.

BUILDING HEIGHT

- m. The maximum building height shall be 11.2 metres or 4 storeys above established grade, whichever is the lesser.
- n. Despite provision (m), the following items may exceed the maximum building height:
 - (i) rooftop guardrails and privacy screening;
 - (ii) parapets to a maximum height of 0.5 metres; and;
 - (iii) enclosures for rooftop mechanical and stairwells shown as 'Rooftop Mechanical/Stairwell' on Schedule RM6(220) to maximum height of 3.0 metres.
- o. The maximum building height of the 'Stairwell' and 'Refuse/Garbage Room' shown on Schedule RM6(220) shall be 3.2 metres or 1 storey above established grade, whichever is the lesser.

- p. Except as provided herein, Section 2.10 of By-Law No. 7625 shall continue to apply.

BICYCLE PARKING

- q. A minimum of three (3) bicycle parking spaces are required.

PARKING

- r. The following minimum parking ratios shall apply to the condominium units:
 - (i) Bachelor units at 0.6 parking spaces per dwelling unit;
 - (ii) 1-Bedroom units at 0.7 parking spaces per dwelling unit;
 - (iii) 2-Bedroom units at 0.9 parking spaces per dwelling unit;
 - (iv) 3 or more Bedroom units at 1.0 parking spaces per dwelling unit;
 - (v) Visitor parking of 0.1 parking spaces per dwelling unit.
- s. The provisions of Sections 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.

LOADING

- t. One Type G loading space having dimensions of 13.0 metres long, 4.0 metres wide and 6.1 metres high vertical clearance is required.

EXCLUSIONS

- u. Section 15 - General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply.
 - v. The provisions of Sections 15.6 (Minimum Distance of Apartment House Dwellings from R and RM2 Zones), 20-A.2.1 (Lot Area), 20-A.2.2 (Lot Coverage), 20-A.2.3 (Lot Frontage), 20-A.2.4 (Yard Setbacks), 20-A.2.4.1 (Distance Between Buildings and/or Portions of Buildings Forming Courts), 20-A.2.5 (Gross Floor Area), and 20-A.2.6 (Building Height) of By-law 7625 shall not apply.
3. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding Schedule RM6(220) attached to this By-law.
 4. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.

5. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.
6. 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 this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

