

**1 Heathcote Avenue – Zoning Amendment Application –
Supplementary Report**

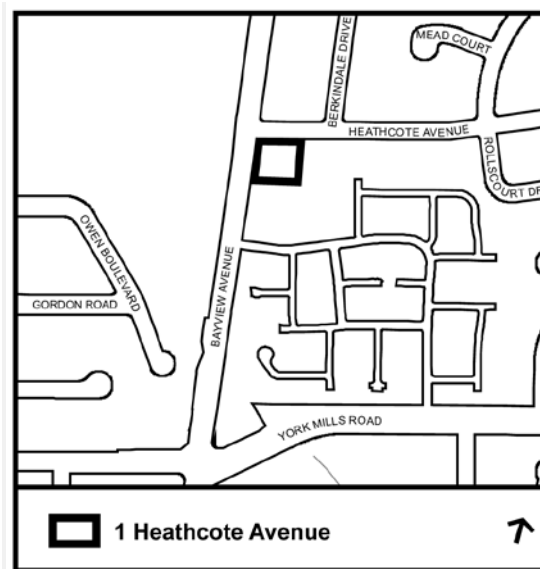
Date:	November 27, 2017
To:	City Council
From:	Acting Chief Planner & Executive Director, City Planning Division
Wards:	Ward 25 – Don Valley West
Reference Number:	15 251059 NNY 25 OZ

SUMMARY

The Final Report from the Director of Community Planning, North York District dated October 31, 2017 was considered by North York Community Council on November 14, 2017 and forwarded to City Council without recommendations. This application proposes to amend the Zoning By-law for the lands at 1 Heathcote Avenue to allow for the construction of a six-unit townhouse block fronting onto Bayview Avenue.

After the Final Report was considered by North York Community Council on November 14, 2017, the applicant undertook further discussions with planning staff and the local Councillor and subsequently made revisions to the plans with respect to building height. The building height was reduced from 11.95 metres to 11 metres. The draft by-laws attached to this report have been revised to address that change.

This report recommends approval of the application to amend the Zoning By-law, as it is generally consistent with the Bayview Townhouse Design Guidelines.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625, for the lands at 1 Heathcote Avenue substantially in accordance with the revised draft Zoning By-law Amendment attached as Attachment No. 1 to this report.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1 Heathcote Avenue substantially in accordance with the revised draft Zoning By-law Amendment attached as Attachment No. 2 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
4. Before introducing the Bills to City Council for enactment, require the applicant to satisfy all outstanding servicing matters to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services.

COMMENTS

Since North York Community Council considered the Final report on November 14, 2017, the applicant made revisions to the plans with respect to building height to address the concern expressed by the local Councillor. The building height was reduced from 11.95 metres to 11 metres. The interior layout of the buildings was altered to accommodate the reduced height, which has resulted in a slight increase in gross floor area. The total gross floor area was increased from 1412 square metres to 1420 square metres. The draft by-laws attached have been revised to address these changes.

The Final Report for this proposal considered by North York Community Council on November 14, 2017 and is available on the City's website at:

<https://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-108559.pdf>.

Conclusion

Staff recommend City Council amend Zoning By-law 7625 and Zoning By-law 569-2013, for the lands at 1 Heathcote Avenue, substantially in accordance with the revised draft Zoning By-law Amendments attached to this report.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment 7625

Attachment 2: Draft Zoning By-law Amendment 569-2013

Attachment 1: Draft Zoning By-law Amendment 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2017

Enacted by Council: ~, 2017

CITY OF TORONTO

Bill No. ~

BY-LAW No. --2017

**To amend former North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
1 Heathcote Avenue**

WHEREAS authority is given to Council pursuant to 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" and "2" attached to this By-law.
2. Section 64.16 EXCEPTIONS TO RM1 ZONE (MULTIPLE FAMILY DWELLINGS FIRST DENSITY ZONE) of By-law 7625 of the former City of North York is amended by adding the following subsection:

64.16 (111) RM1(111)

DEFINITIONS

ESTABLISHED GRADE

- a) For the purpose of this exception, "established grade" for the purpose of establishing the permitted height shall mean the geodetic elevation 161.77 metres for a building fronting Bayview Avenue.

EXCEPTION REGULATIONS

MULTIPLE ATTACHED DWELLINGS

- b) A maximum of 6 dwelling units are permitted.
- c) A dwelling unit shall have a minimum width of 5.74 metres.

BUILDING ENVELOPES

- d) No portion of any building or structure shall be located otherwise than wholly within the Building Envelope shown on Schedule RM1 (111) with exception of balconies, belt courses, chimney breasts, eaves, gutters, pilasters, sills, canopies, stairways, wheelchair ramps, porches, bay windows, privacy screens, railings, and support structures for decks and/or canopies to a maximum projection of 1.7 metres.

PARKING

- e) A minimum of 2 parking spaces per dwelling unit shall be provided.
- f) A minimum of 2 visitor parking spaces shall be provided.
- g) The minimum combined dimensions for two side-by-side parking spaces within the building shall be:
- length of 5.8 metres
 - width of 5.2 metres
- h) The minimum dimensions for the visitor parking spaces shall be:
- length of 6.0 metres
 - width of 2.7 metres
- i) Parking shall be accessed by means of a private driveway having a minimum width of 6.0 metres.

LOT AREA

- j) The minimum lot area shall be 1322 square metres.
- k) The minimum lot area per dwelling unit shall be 190 square metres.

LOT COVERAGE

- l) The maximum permitted lot coverage shall be 45%.

YARD SETBACKS

- m) The minimum front yard setback, rear yard setback and side yard setbacks for any building or structure are the setbacks shown on Schedule RM1 (111) of this By-law.

FLOOR AREA

- n) The maximum permitted gross floor area shall be 1420 square metres.
- o) The minimum floor area per dwelling unit is 220 square metres.

BUILDING HEIGHT

- p) The building height shall not exceed 3 storeys and 11.0 metres above established grade to the top of the roof.
- q) A mechanical penthouse, access stair, AC units/screenings and parapets may exceed the maximum permitted building height by 2.0 metres.
- r) Any floor level below established grade shall not be considered a storey.

LANDSCAPING

- s) A minimum of 65% of the front yard shall be maintained as soft landscaping.
- t) A minimum of 40% of the rear yard shall be maintained as landscaping.

OTHER REGULATIONS

- u) The provisions of Sections 6(8), 6(9), 6(24), 6A, 15.8, 16.2 and 16.3 of By-law No. 7625 shall not apply.

DIVISION OF LANDS

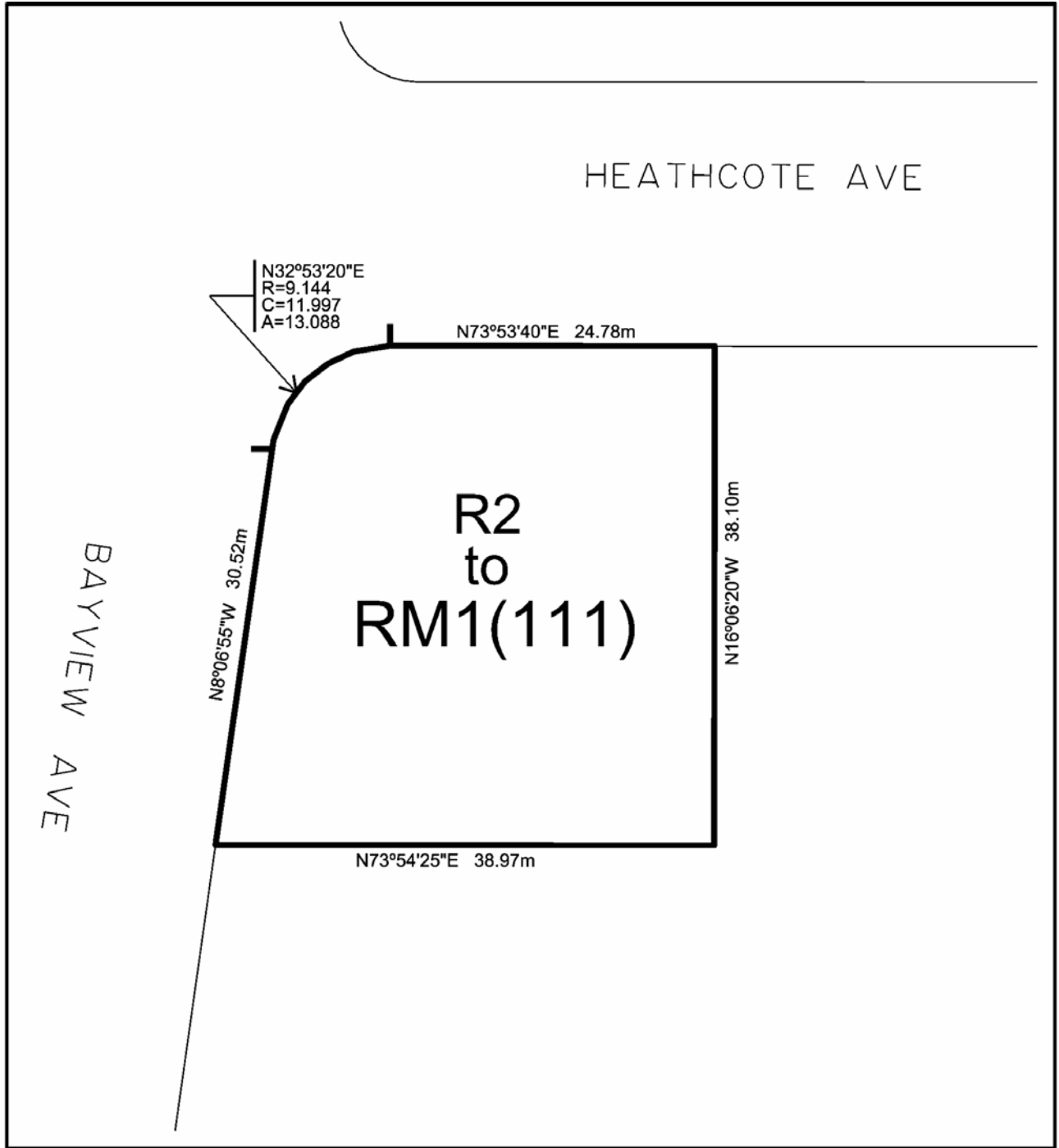
- v) Notwithstanding any future severance, partition or division of the lands shown on Schedule "1", the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule "1" and "2" attached to this By-law, no 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~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

PART 1 PLAN of LOT 1, Registered Plan M-751 City of Toronto (Formerly The City of North York)

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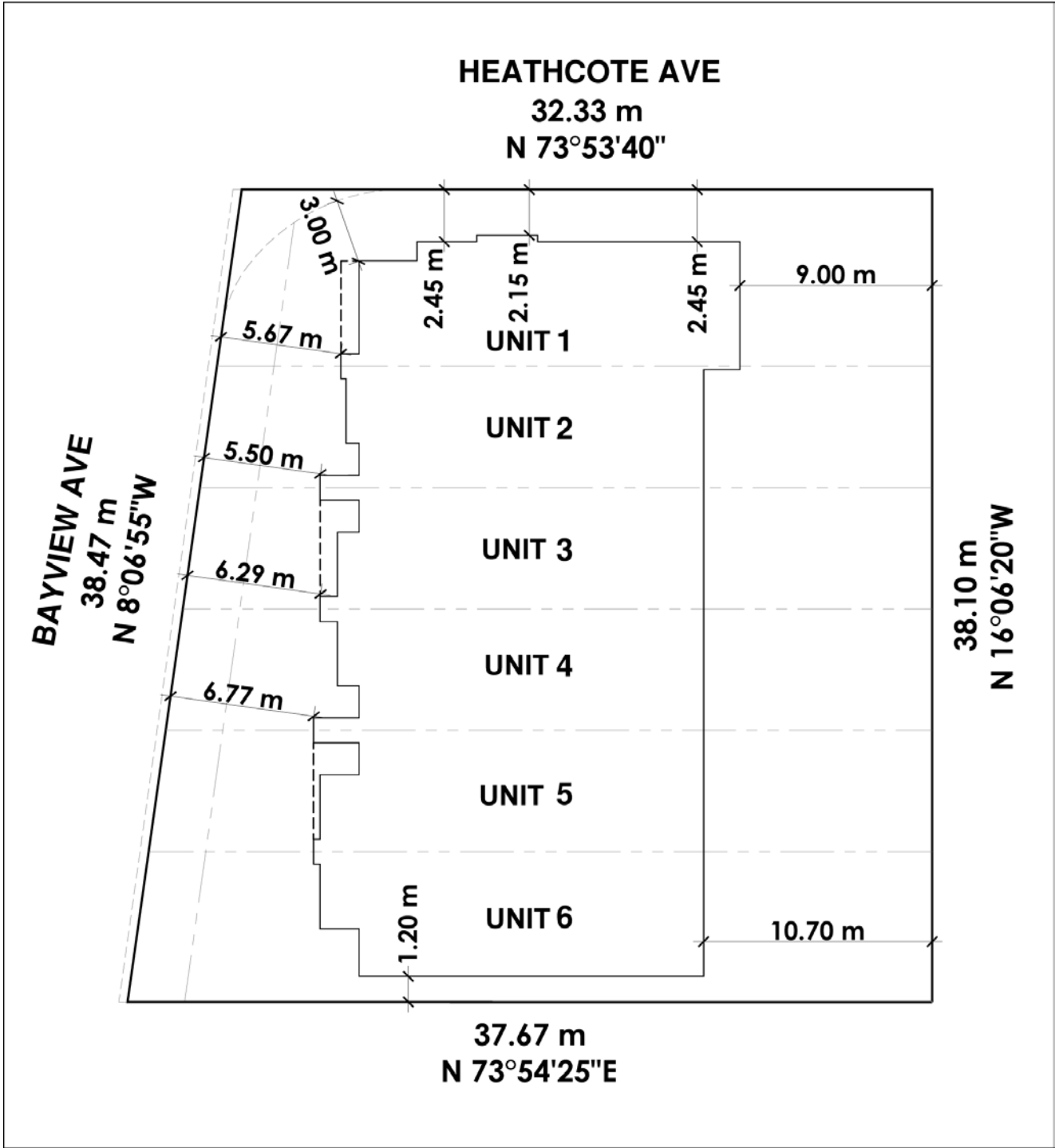
Donald E. Roberts LTD., Ontario Land Surveyors

Date: 10/30/2017

Approved by: S.D.



Not to Scale



Attachment 2: Draft Zoning By-law Amendment 569-2013

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX- 2017

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2017 as 1 Heathcote Avenue.

Whereas Council of the City of Toronto has the authority pursuant to 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

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RT (au190)(x153), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.5.10 Exception Number 153 so that it reads:

Exception RT 153

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite regulation 5.10.30.20(1), the **front lot line** is the **lot line** abutting Bayview Avenue;

- (B) Despite regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 161.77 metres and the elevation of the highest point of the **building**;
- (C) In addition to regulation 10.5.40.10(2), a mechanical penthouse and access stairs may exceed the permitted maximum height for the **building** by 2.0 metres and a parapet may exceed the permitted maximum height by 0.3 metres;
- (D) Regulation 10.5.40.10(5), First Floor Location Requirement, and regulation 10.5.40.50(3), regarding platforms at or above the second storey, do not apply;
- (E) Despite regulations 10.5.40.60(1), 10.5.40.60(2), 10.5.40.60(5), and 10.5.40.60(6) window projections, architectural features, balconies, porches, and canopies may encroach up to 1.7 metres into the required **building setbacks**;
- (F) Despite clauses 10.5.40.70 and 10.60.40.70, the required minimum **building setbacks** are as shown on Diagram 3 of By-law [Clerks to supply by-law ##];
- (G) Despite regulation 10.5.50.10(1)(D), a minimum of 65% of the **front yard** must be **soft landscaping**;
- (H) Despite regulations 10.5.50.10(2) and 10.5.50.10(3):
 - (i) a minimum of 40% of the **rear yard** and **side yard** area is required for **landscaping**; and
 - (ii) a minimum of 75% of the **rear yard** and **side yard landscaping** required above, must be **soft landscaping**;
- (I) Despite regulation 10.60.30.20(1), the required minimum **lot frontage** is 38 metres and the required minimum **lot frontage** for each **dwelling unit** is 5.74 metres;
- (J) Despite clause 10.60.30.40, the permitted maximum **lot coverage** is 45% of the **lot area**;
- (K) Despite regulation 10.60.40.1(3), the minimum width of a **dwelling unit** in a **townhouse** is 5.7 metres if the **dwelling unit** does not have an individual private **driveway** leading directly to the front of it;
- (L) Despite regulation 10.60.40.10(1), the permitted maximum **building** height is 11.0 metres;
- (M) Despite regulation 10.60.40.10(2), the permitted maximum number of **storeys** is 3 and any level with a floor below the Canadian Geodetic Datum elevation of 161.77 metres is not a **storey**;

- (N) Despite clause 10.60.40.40, the permitted maximum **gross floor area** is 1420 square metres;
- (O) The required parking area within each **dwelling unit** in the **building** must have the following minimum dimensions:
 - (i) length of 5.8 metres; and
 - (ii) width of 5.2 metres;
- (P) Despite regulation 200.5.1.10(2)(C), the visitor **parking spaces** must have the following minimum dimensions:
 - (i) length of 6.0 metres; and
 - (ii) width of 2.7 metres; and
- (Q) Despite clause 200.5.10, a minimum of two visitor **parking spaces** must be provided.

Prevailing By-laws and Prevailing Sections: (None apply)

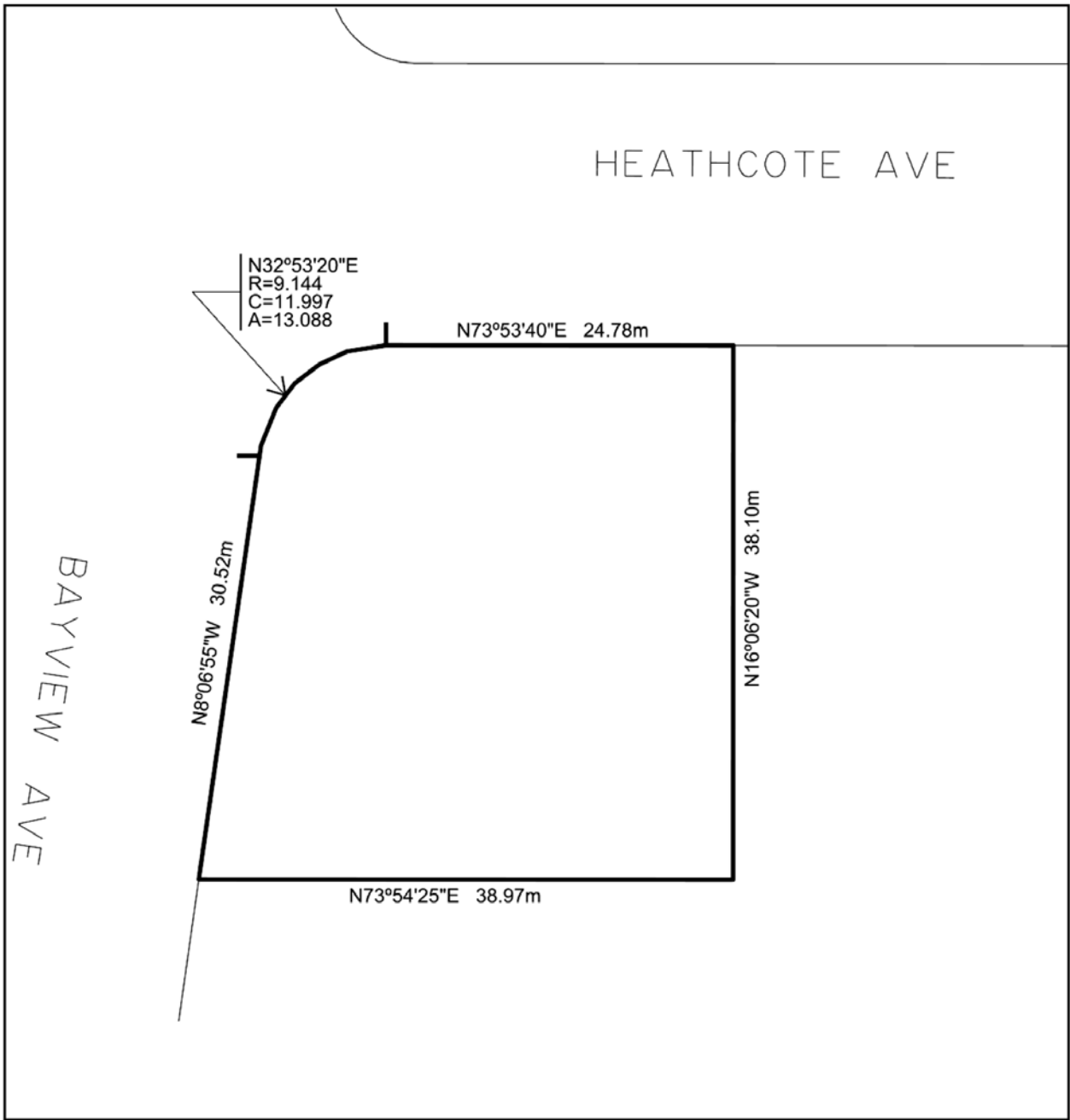
Enacted and passed on month ##, 2017.

Name,

John Tory
Mayor

Ulli S. Watkiss,
City Clerk

(Seal of the City)



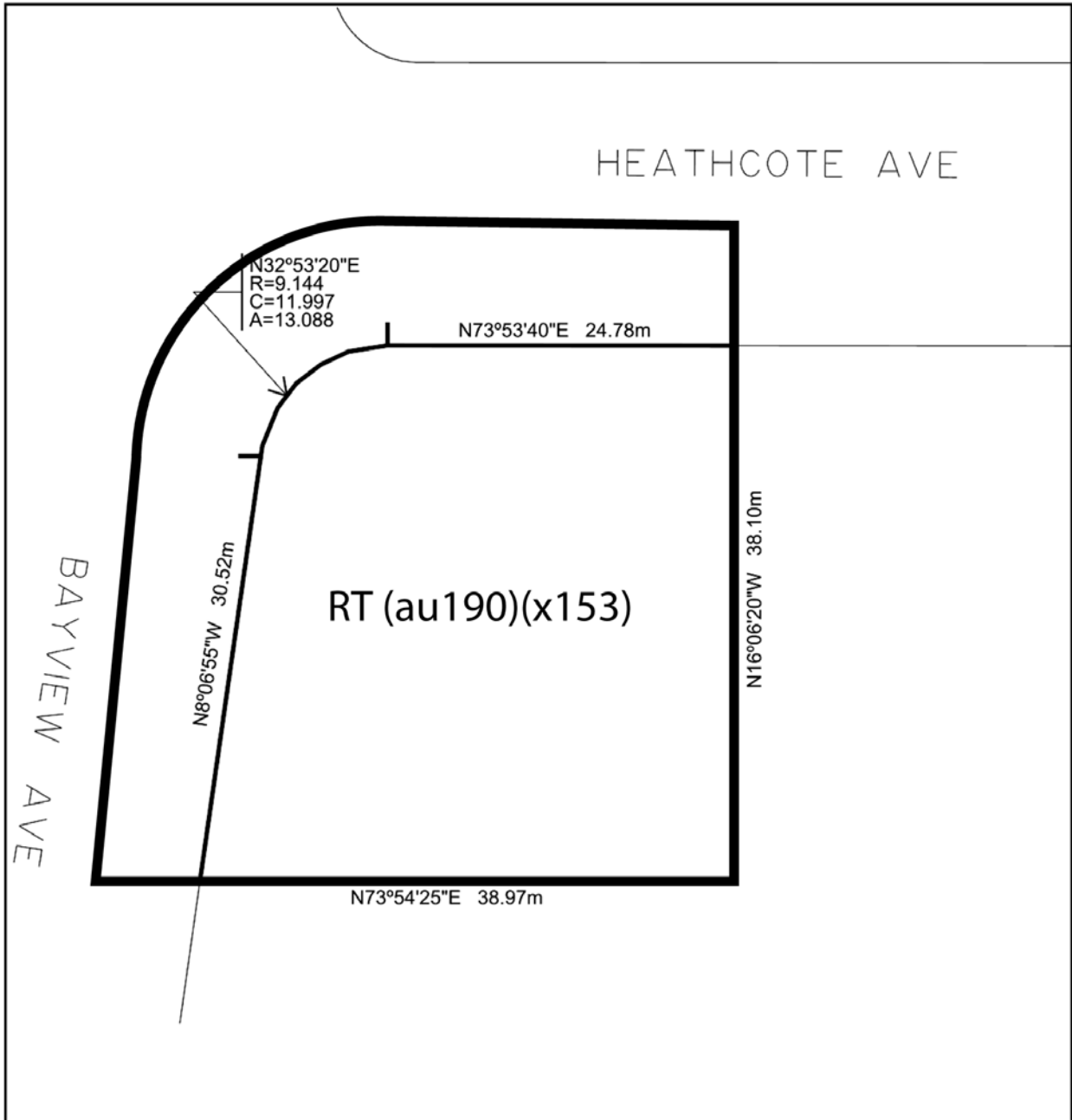
 **TORONTO**
Diagram 1

1 Heathcote Avenue

File # 15 251059 NNY 25 0Z



City of Toronto By-Law 569-2013
Not to Scale
10/30/2017



TORONTO
Diagram 2

1 Heathcote Avenue

File # 15 251059 NNY 25 OZ



City of Toronto By-Law 569-2013
Not to Scale
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