

Attachment 6: 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
~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~20~

**To amend former City of North York Zoning By-law No. 7625, as amended,
With respect to the lands municipally known as,
3311 Bathurst Street**

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. Schedule “C” of By-law No. 7625, as amended, of the former City of North York is amended in accordance with Schedule ‘A’ of this By-law by deleting the existing Multiple-Family Dwellings Sixth Density (RM6) Zone and Sixth Density Residential (R6) Zone, and replacing it with the Multiple-Family Dwellings Sixth Density (RM6) Zone with Exception 263.
2. Zoning By-law No. 7625, as amended, is hereby further amended by inserting a new section 64.20-A(263) as follows:

“64.20-A(263) RM6(263)

DEFINITIONS

- a) Notwithstanding Section 2.52.7(b)(ii), **front lot line** shall mean the lot line that abuts a street on which the existing building or structure faces shall be deemed to be the front lot line, and the other line that abuts a street shall be deemed to be the side lot line. For clarity, the front lot line shall be Bathurst Street.
- b) Notwithstanding Section 2.52.7(b)(ii), **long-term bicycle parking spaces** shall mean bicycle parking spaces for use by the occupants or tenants of a building.

- c) Notwithstanding Section 2.52.7(b)(ii), **short-term bicycle parking spaces** shall mean bicycle parking spaces for use by visitors to a building.

EXCEPTION REGULATIONS

PARKING AND LOADING

- d) Notwithstanding Section 6A(2)(a), vehicle parking spaces shall be provided as follows:
- i) 90 vehicular parking spaces shall be provided on site, of which six (6) shall be provided for visitors to the residential uses;
- e) Notwithstanding Section 6A(2)(a), a total of 19 bicycle parking spaces shall be provided on site, including 17 long-term bicycle parking spaces and two (2) short-term bicycle parking spaces.
- f) Notwithstanding Section 6A(16), one (1) **loading spaces** shall be required and shall be permitted in the yard abutting the intersection of Bathurst Street and Fairlawn Avenue.

LOT COVERAGE

- g) Notwithstanding Section 20-A.2.2, a lot coverage of 36 per cent will be provided.

YARD SETBACKS

- h) Notwithstanding Section 20-A.2.4, the minimum building setback requirements do not apply to the parts of the building that are below-grade.
- i) Notwithstanding Section 20-A.2.4(c), the minimum rear yard setback shall be 4.85 metres.

GROSS FLOOR AREA

- j) Notwithstanding Section 20-A.2.5, the total gross floor area above grade permitted for all uses shall not exceed one hundred eighty-five (185) percent.

BUILDING HEIGHT

- k) Notwithstanding Section 20-A.2.6, a building of nine (9) storeys and a building of three (3) storeys shall be permitted.

3. Other Provisions of the By-law

Except as amended in this By-law, all the other provisions of By-law No. 7625 shall apply to the lands.

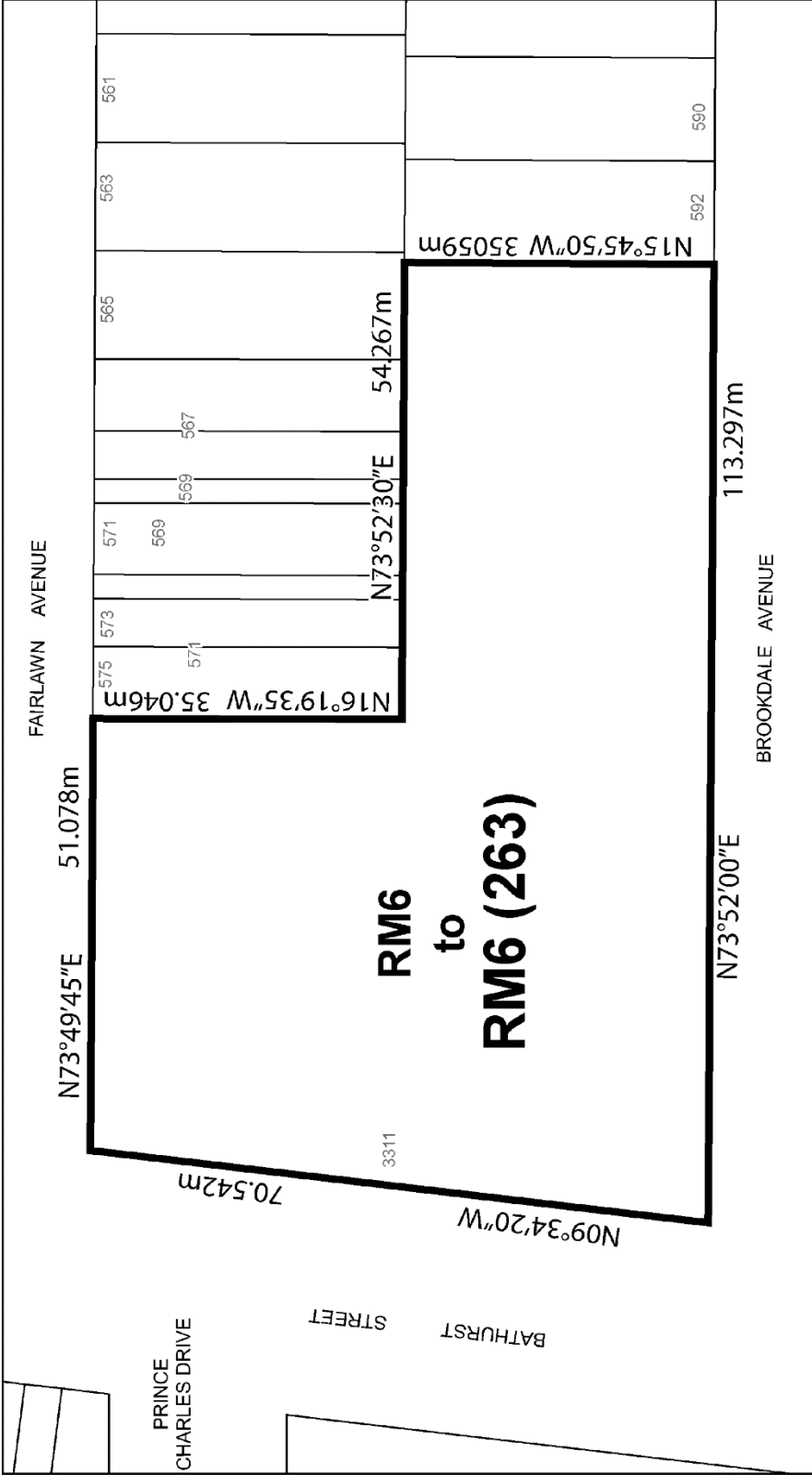
4. Within the lands shown on Schedule "RM6(263)" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed 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.

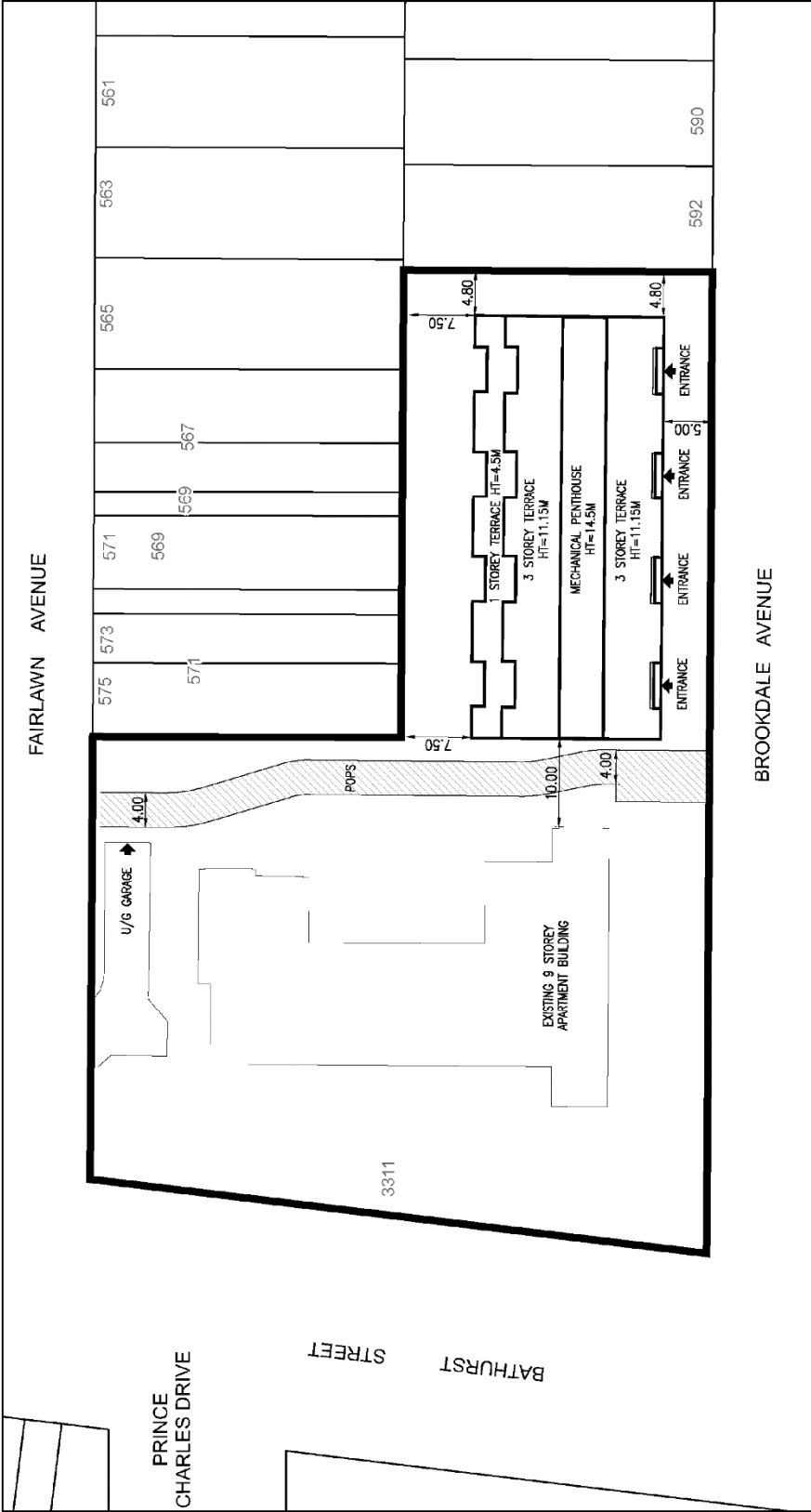
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)





3311 Bathurst Street

File # 18 132442 NNY 16 0Z



Former City of North York By-law 7625
Not to Scale
11/01/2019