

Authority: North York Community Council Item NY8.12,
adopted as amended, by City of Toronto Council on
November 8 and 9, 2023

CITY OF TORONTO

Bill 276

BY-LAW -2024

To amend Zoning By-law 7625 of the former City of North York, as amended, with respect to certain lands located on the north side of Centre Avenue east of Yonge Street, municipally known as 16, 18, 20, 22, 24 and 28 Centre 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; and

Whereas pursuant to Section 39 of the Planning Act, the Council of Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings, or structure for any purpose set out therein that is otherwise prohibited by the by-law;

The Council of the City of Toronto enacts:

1. This By-law applies to the lands delineated by a heavy black line and identified as 16, 18, 20, 22, 24 and 28 Centre Avenue as shown on Schedule "1" attached to this By-law.
2. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedules "1" and "RM5(32)" of this By-law.
3. Section 64.20-A of By-law 7625, as amended, is further amended by adding the following subsection:

64.20-A (32) RM5(32)

DEFINITIONS

LOT

- (a) For the purpose of this exception "lot" means the lands subject to this exception as contained within the heavy lines shown on Schedule "1" to this By-law.

GROSS FLOOR AREA

- (b) For the purpose of this exception, "gross floor area" means 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 fully enclosed areas used as balconies, but excluding:

- i. Parking, loading and bicycle parking below established grade;
- ii. Required loading spaces at the ground level and required bicycle parking spaces at or above established grade;
- iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms and fresh air shafts in the basement;
- iv. Shower and change facilities for required bicycle parking spaces;
- v. Indoor amenity space required by this by-law;
- vi. Elevator shafts;
- vii. Garbage shafts;
- vii. Mechanical penthouse; and,
- ix. Exit stairwells in the building.

AMENITY SPACE

- (c) For the purpose of this exception, "amenity space" means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.

ESTABLISHED GRADE

- (d) For the purposes of this exception, "established grade" shall mean the geodetic elevation of 189.75 metres.

PERMITTED USES

- (e) In addition to the uses permitted under the RM5 Zone, the following uses shall be permitted at-grade inside a residential building:
 - i. Restaurant;
 - ii. Retail store; and
 - iii. Take-out restaurant.
- (f) A minimum of 68 square metres (733 square feet) of gross floor area shall be required for uses permitted under Section (e) of this By-law, and shall provide direct pedestrian access to a municipal sidewalk or a municipal walkway.

EXCEPTION REGULATIONS

MAXIMUM GROSS FLOOR AREA

- (g) the permitted maximum gross floor area is 33,300 square metres.

BUILDING HEIGHT

- (h) The maximum building height, measured from established grade, shall not exceed the maximum height in metres shown on Schedule "RM5(32)" attached to and forming part of this By-law. The following permitted exceptions to the maximum height are:
- i. equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, structures and elements used for the purposes of maintenance, safety, wind mitigation, green roof purposes, or open air recreation, or associated with green energy and renewable energy facilities, by a maximum of 6.0 metres; and
 - ii. architectural features, parapets, antennae, lightning rods and window washing equipment, by a maximum of 3.5 metres.

NUMBER OF STOREYS

- (i) The number of storeys shall not exceed the maximums shown on Schedule "RM5(32)".

BUILDING ENVELOPE

- (j) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule "RM5(32)" attached to and forming part of this By-law except for in accordance with the following:
- i. privacy screens, canopies and awnings, planters, bollards, exterior stairways, underground garage ramps and associated structures, safety railings, wind mitigation elements, trellises, guardrails, retaining walls, wheelchair ramps, air intakes and vents, ventilating equipment, public art, outdoor amenity space elements, decorative architectural features, landscape features, green roof elements, and art installations, to a maximum projection of 4.5 metres;
 - ii. no element of a building may encroach into the building setback to the east lot line; and
 - iii. Balconies above the fourth storey to a maximum projection of 2.0 metres.

PARKING

- (k) Parking spaces shall be provided within the site in accordance with the following requirements:
- i. a minimum of 0.77 parking spaces per dwelling unit for residents; and
 - ii. a minimum of 0.1 parking spaces per dwelling unit for visitors.

BICYCLE PARKING

- (l) Bicycle parking shall be provided on the lot in accordance with the following:
- i. 0.90 long-term bicycle parking spaces for each dwelling unit; and
 - ii. 0.10 short-term bicycle parking spaces for each dwelling unit.

AMENITY SPACE

- (m) Amenity space shall be provided on the lot subject to the following minimum requirements:
- i. 2.4 square metres of indoor amenity space per dwelling unit; and
 - ii. 1.6 square metres of outdoor amenity space per dwelling unit.

NUMBER OF DWELLING UNITS

- (n) The maximum number of dwelling units shall not exceed 442.

REFUSE HANDLING

- (o) Refuse shall be stored and maintained within a refuse room located on the ground floor. Vehicular access to the refuse room shall be provided and maintained from Centre Avenue.

SEVERANCE

- (p) The provisions of this exception shall apply collectively to the lot notwithstanding the future severance, partition, or division of the lot.

PROVISIONS NOT APPLICABLE

- (q) The Provisions of Sections 6A(2) Parking Requirements, 6(A)(6) Non-Residential Parking Requirements and 6A(16) Loading Space Requirements shall not apply.

4. Section 64.20-A of By-law 7625, as amended, is further amended by adding Schedule "RM5(32)" attached to this By-law.

Enacted and passed on March , 2024.

Frances Nunziata,
Speaker

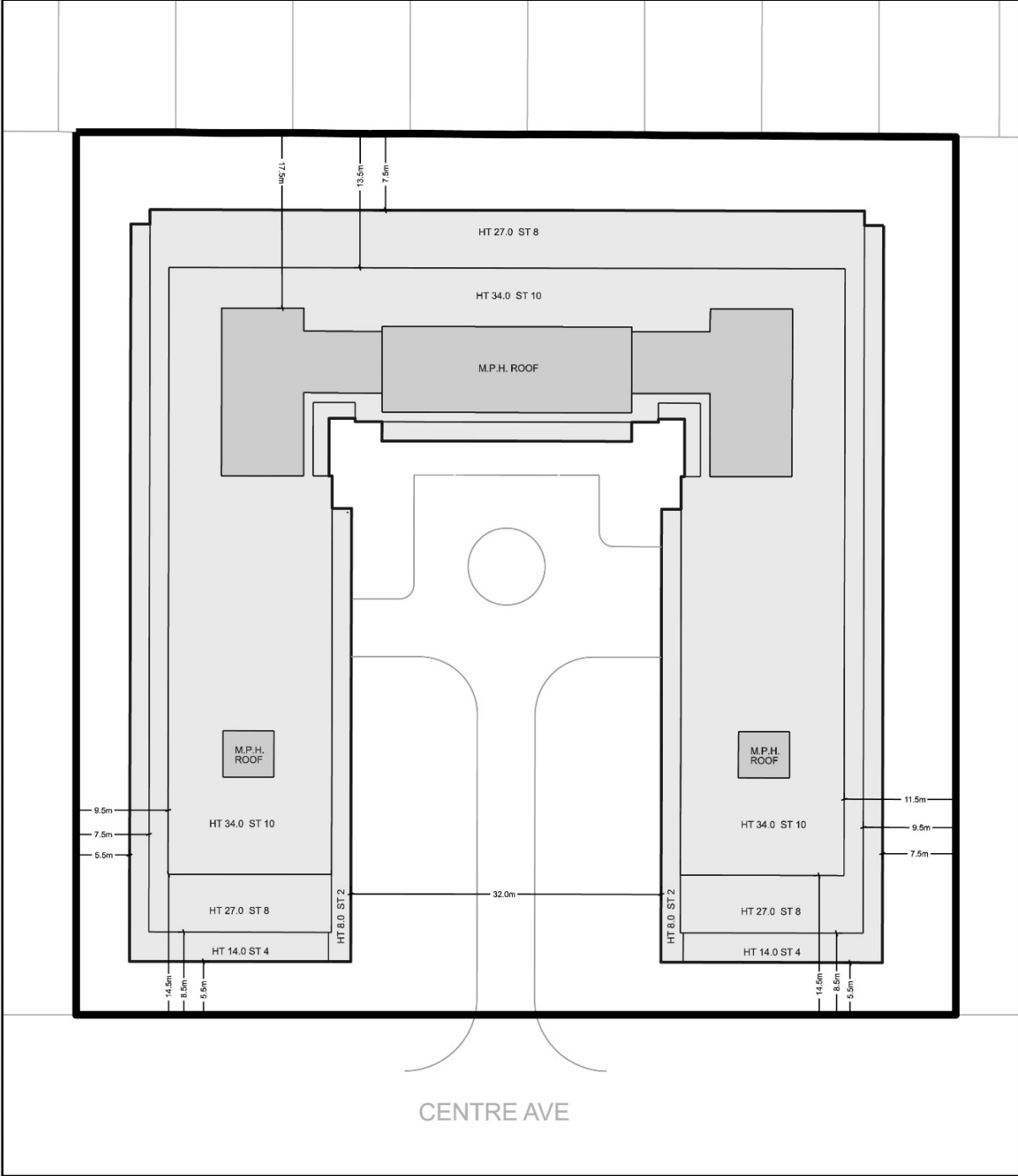
John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



Schedule RM5(32)



TORONTO
 Schedule RM5(32)

16-28 Centre Avenue

File # 22 140336 NNY 18 OZ

Former City of North York By-law 7625
 Not to Scale
 08/28/2023