

Authority: North York Community Council Item NY12.9,
adopted as amended by City of Toronto Council on April
17, 18 and 19, 2024

CITY OF TORONTO

Bill 400

BY-LAW- 2024

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2023 as 26, 28, 36, and 38 Hounslow 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

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-Law.
2. By-law 7625, as amended, is further amended by amending the Zoning By-law Map by removing the existing R4 zoning label on the Subject Lands and applying the zone label RM6 (298)(H) as shown on Schedule 1 attached to this By-law.
3. By-law 7625, as amended, of the former City of North York is further amended by adding Section 64.20-A(298) as follows:

64.20-A(298) RM6(298)

DEFINITIONS

(A) For the purpose of this exception, the following definitions apply:

- (i) "Accessible Parking Space" means an area used for the parking or storing of a vehicle free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11.

- (ii) "Apartment House Dwelling" means a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (iii) "Bicycle Parking" shall mean an area located at or below grade used only for parking and storing bicycles.
- (iv) "Long-Term Bicycle Parking" shall mean bicycle parking spaces for use by the occupants or tenants of a building.
- (v) "Short-Term Bicycle Parking," shall mean bicycle parking spaces for use by the visitors to a building.
- (vi) "Stacked Bicycle Parking Space" shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces, with horizontal dimensions of at least 0.4 metres by 1.8 metres, and a minimum vertical dimension of 1.2 metres.
- (vii) "Established grade" shall mean the geodetic elevation of 183.88 metres.
- (viii) "Gross Floor Area" shall mean the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level, but excluding:
 - i. Parking, loading and bicycle parking below established grade;
 - ii. Required loading spaces and required bicycle parking spaces at or above established grade;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement and at, or above established grade;
 - iv. Shower and change facilities and bicycle maintenance facilities for required bicycle parking spaces;
 - v. Indoor recreational amenity area;
 - vi. Elevator shafts
 - vii. Garbage shafts;
 - viii. Mechanical penthouse; and
 - ix. Exit stairwells in the building;

- (ix) "Indoor recreational amenity area" shall mean area(s) set aside for social and/or recreational purposes such as exercise or entertainment rooms, library space, coworking space, lounges, meeting or party rooms, guest suites and other similar uses, which is common to all residents in the building.
- (x) "Landscaping" shall mean planters, 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.
- (xi) "Type 'G' loading space" shall mean an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:
 - i. minimum width of 4.0 metres;
 - ii. minimum length of 13.0 metres; and
 - iii. minimum vertical clearance of 6.1 metres.
- (xii) "Outdoor recreational amenity area" shall mean area(s) set aside for social and/or recreational purposes such as playgrounds, landscaping, outdoor swimming pools and seating areas, which is common to all residents of the building.

PERMITTED USES

- (B) The following uses shall be permitted:

RESIDENTIAL

- (i) Apartment House Dwelling;
- (ii) Multiple Attached Dwelling; and
- (iii) Accessory uses, including indoor and outdoor recreational amenity areas.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (C) The maximum total gross floor area permitted on the site is 19,400 square metres.

LOT COVERAGE

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

YARD SETBACKS

- (E) Notwithstanding the provisions of Section 20-A.2.4 (Yard Setbacks), the minimum yard setbacks shall be as follows and shown on Schedule RM6(298)(H).
- (F) Notwithstanding the provisions of Section 6(9) (Permitted Projections Into Minimum Yard Setbacks), the following may be permitted to project into the minimum yard setback areas:
 - (i) Balconies, by a maximum of 1.8 metres;
 - (ii) canopies and awnings, by a maximum of 4.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) cladding added to the exterior surface of the main wall of a building, by a maximum of 0.5 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, or belt course, by a maximum of 0.5 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 0.5 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres.
- (G) Notwithstanding (F)(i) above, proposed balconies will not encroach into the required building setbacks of 3 metres to the south and the east. Balconies should not encroach into the 5.5 metre setback to the west. Balconies should not wrap around building corners to increase the bulk of the massing.

BUILDING ENVELOPE

- (H) No portion of any building or structure erected and used on the lot above established grade will be located otherwise than wholly within the areas delineated by heavy lines shown on Schedule 1 attached to and forming part of this By-law.

BUILDING HEIGHT

- (I) Notwithstanding Section 20-A.2.6 and Schedule 'D' of By-law 7625:
 - (i) The maximum number of storeys shall not exceed, the number identified by the symbol "ST", as shown for that portion of the building on Schedule RM6(298)(H);

- (ii) The maximum building height shall not exceed the height measured in metres above the established grade, identified by the symbol "H" as shown for that portion of the building on Schedule RM6(298)(H);
- (J) The maximum building heights shown on Schedule RM6 (298)(H), may be exceeded as follows:
- (i) equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, indoor residential amenity rooms, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.5 metres;
 - (ii) structures that enclose, screen, or cover the equipment, structures and parts of a building listed in J(i) above, including a mechanical penthouse, by a maximum of 6.5 metres;
 - (iii) architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 2.0 metres;
 - (iv) building maintenance units and window washing equipment, by a maximum of 7.0 metres;
 - (v) planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.0 metres;

DENSITY

- (K) A maximum density of 9.0 times the lot area shall be permitted.

LANDSCAPING

- (L) A minimum of 100 square metres of landscaped open space shall be provided on the lands.

VEHICLE PARKING

- (M) Vehicle parking spaces shall be provided on the lot in accordance with the following:
- (i) A minimum of 56 parking spaces for residents;

- (ii) A minimum 19 parking spaces for residential visitors;
 - (iii) A minimum of 2 car share parking spaces; and,
 - (iv) A minimum of 1 short term delivery parking space.
- (N) The minimum dimensions of a vehicle parking space are 2.6m wide by 5.6m long by 2.0m high. The width must be increased by 0.3m for each side of the parking space that is obstructed within 0.3 metres of the side of the parking space, measured at right angles, and more than 1.0 metre from the front or rear of the parking space.

ACCESSIBLE PARKING

- (O) 5 accessible spaces plus 1 space for every 50 parking spaces in excess of 100 parking spaces are required to be dedicated as accessible spaces.
- (P) Accessible Parking Space shall be provided as part of the parking supply and will have a length of 5.6 metres, a width of 3.4 metres, and a vertical clearance of 2.0 metres.
- (Q) The entire length of an "Accessible Parking Space" must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
- (R) Accessible parking spaces must be the parking spaces closest to a barrier free:
- (i) Entrance to a building;
 - (ii) Passenger elevator that provides access to the first storey of the building; and
 - (iii) Shortest route from the required entrances in (i) and (ii).

BICYCLE PARKING

- (S) Bicycle parking spaces shall be provided in accordance with the following requirements:
- (i) A minimum rate of 0.68 "long-term" bicycle parking spaces per dwelling unit; and
 - (ii) A minimum rate of 0.07 "short-term" bicycle parking spaces per dwelling unit
- (T) Bicycle parking shall comply with the following standards:

- (i) where bicycles are to be parked on a horizontal surface, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.8 metres in length;
- (ii) where bicycles are to be parked in a vertical position, each bicycle parking space shall have horizontal dimensions of at least 0.6 metres in width by 1.2 metres in length;
- (iii) where bicycles are to be parked in bicycle racks or in a stacked manner, each bicycle parking space shall have horizontal dimensions of at least 0.46 metres in width by 1.8 metres in length; and
- (iv) where bicycles are to be parked in bicycle rack(s) or in a stacked manner, bicycles may be parked in a secured room or area or on a rack/hook on a wall associated with a vehicle parking space on any parking level, so long as such rack/hook does not encroach into a vehicle parking space, and in all such cases the dimensions in (i) and (ii) shall not be required.

LOADING

- (U) A minimum of one (1) Type 'G' loading space shall be provided.

RECREATIONAL AMENITY AREA

- (V) Recreation amenity areas shall be provided at a minimum rate of 4.0 square metres for each dwelling unit, of which:
 - (i) A minimum of 2.0 square metres per dwelling unit of indoor recreational amenity area shall be provided;
 - (ii) A minimum of 2.0 square metres per dwelling unit of outdoor recreational amenity area shall be provided of which least 40.0 square metres must be in a location adjoining or directly accessible to the indoor amenity space; and
 - (iii) No more than 25 percent of the outdoor component may be a green roof.

UNIT MIX

- (W) The provision of dwelling units is subject to the following:
 - (i) A minimum of 20 percent of the total number of dwelling units must contain two bedrooms; and
 - (ii) A minimum of 10 percent of the total number of dwelling units must contain three or more bedrooms;

HOLDING SYMBOL PROVISIONS

- (X) An amending by-law to remove the holding symbol "(H)" on the lands zoned with the holding symbol "(H)" delineated by heavy black lines on Schedule 1 attached to this By-law, may be enacted when the following are fulfilled:
- (i) the City has received, reviewed and accepted the Functional Servicing Report, demonstrating that sufficient capacity exists to accommodate the proposed development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; and
 - (ii) Should the servicing review identify upgrades and/or new services are required, those upgrades and/or services will be secured by a financially secured agreement, prior to lifting of the holding provision.

EXCLUSIONS

- (Y) The provisions of Sections 6A(2), 6A(3), 6A(6), 6A(16), 6(9), 15.8, and 20-A.1, 20-A.2.2, 20-A.2.4, 20-A.2.5, and 20-A.2.6 do not apply.

DIVISION OF LANDS

- (Z) Notwithstanding any past or future severance, partition or division of the net site shown on Schedule RM6 (298)(H), the provisions of this By-law shall apply to the whole of the net site as if no severance, partition or division occurred.
4. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding Schedule "RM6 (298)(H)" attached to this By-law.
 5. Where any provision or Schedule of By-law 7625 of the former City of North York, as amended, conflicts with this By-law, this By-law shall prevail.

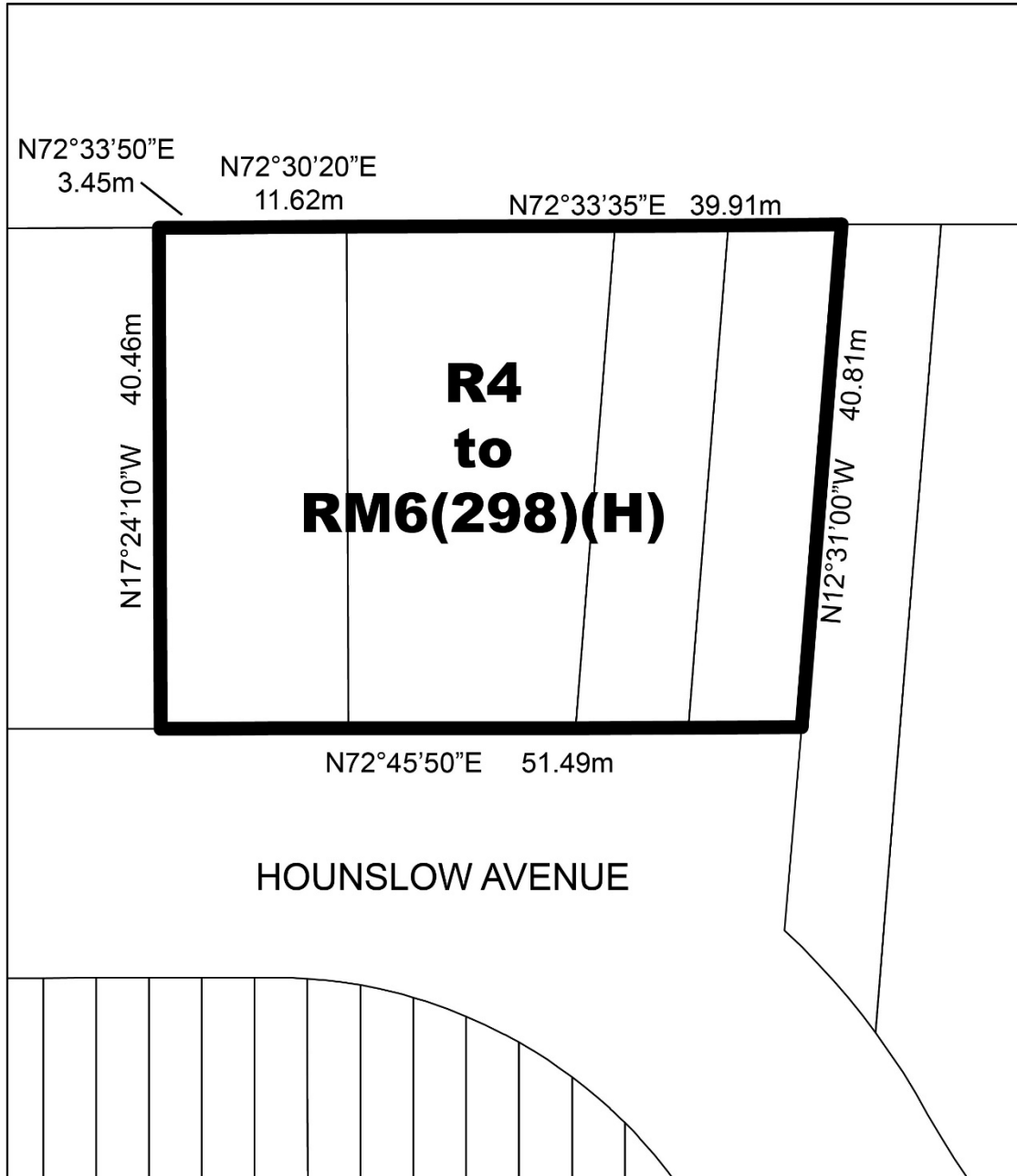
Enacted and passed on April , 2024.

Frances Nunziata,
Speaker

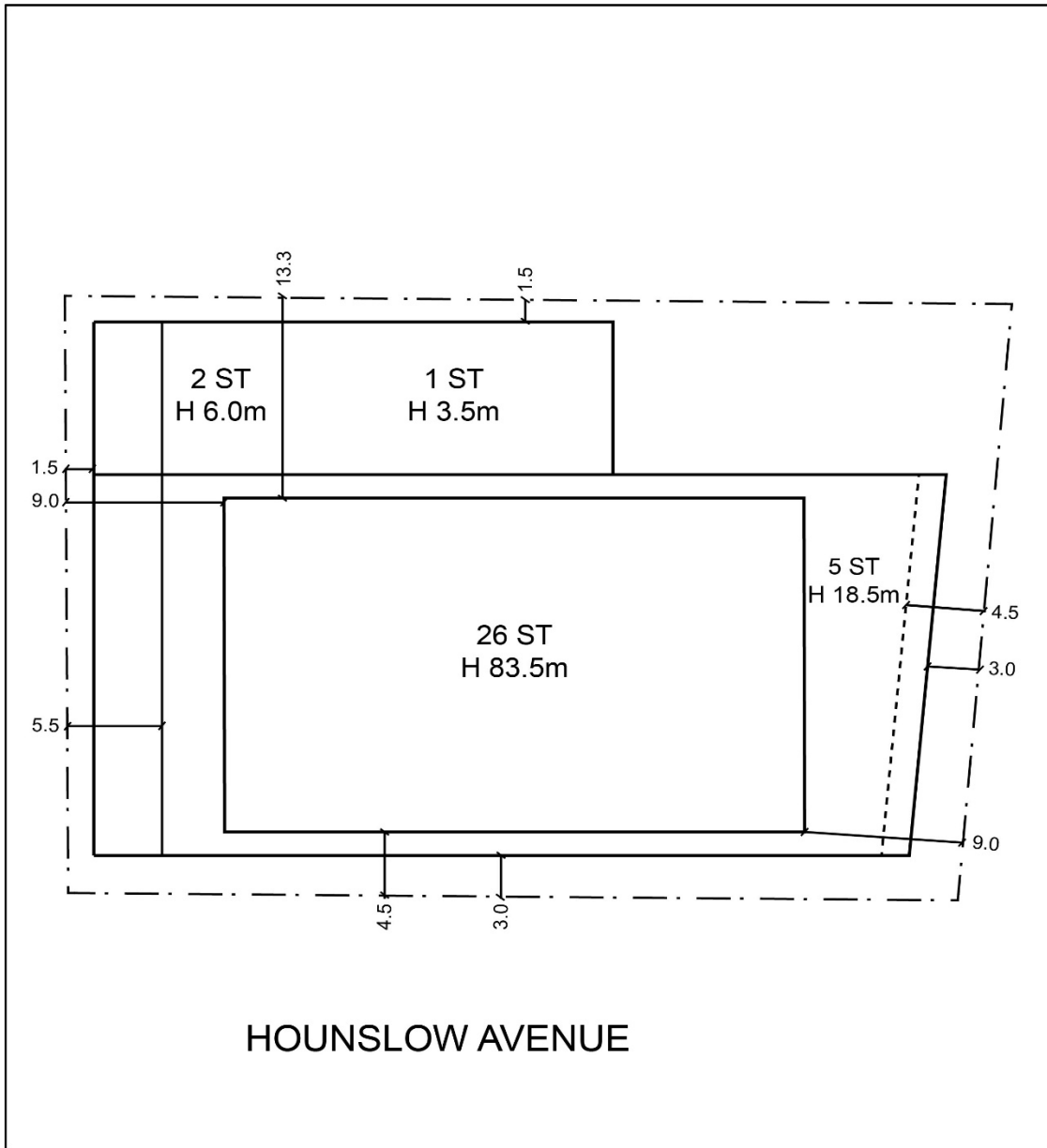
John D. Elvidge,
City Clerk

(Seal of the City)

Schedule 1



Schedule RM6(298)(H)



TORONTO
Schedule RM6(298)(H)

26, 28, 36 & 38 Hounslow Avenue

File # 23 219525 NNY 18 0Z

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Former City of North York By-law 7625
Not to Scale
03/12/2024