

Authority: North York Community Council Report No. 3, Clause No. 19,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: June 26, 2003

CITY OF TORONTO

BY-LAW No. 529-2003

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 27 - 49 Bales Avenue and 30, 32, 34 and 42 Glendora 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625, as amended, are hereby amended in accordance with Schedule “1” attached hereto.
2. Section 64.20 of By-law No. 7625, as amended, of the former City of North York is amended by adding the following subsection:

“64.20-A(132) RM6(132)

DEFINITIONS

- (a) For the purpose of this exception, “Net Site” shall mean the gross site minus the surface area of any lands conveyed to the City for road widening purposes and minus the parcel of land to the north of the road widening lands for the Anndale Drive extension, as shown on Schedule “RM6(132)”. The Net Site has a land area of 7,572.4 m².
- (b) For the purpose of this exception, “Apartment House Dwelling” shall include the 6 townhouses as shown on Schedule “RM6(132)”.
- (c) For the purpose 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 buildings used for mechanical purposes;
 - (ii) any space used for motor vehicle parking, including that contained in an above-grade parking structure provided the structure does not exceed three storeys in height above-grade and provided that its roof deck exclusive of any mechanical area is fully landscaped and made directly accessible to adjacent redevelopment projects;

- (iii) the floor area of unenclosed residential balconies; and
 - (iv) the Bicycle Storage Space to a maximum of 262 m².
- (d) For the purpose of this exception, “Bicycle Storage Space” shall mean an area that is equipped with a bicycle rack or locker for the purpose of parking and securing bicycles, but is not intended for general storage use.

PERMITTED USES

- (e) Apartment house dwellings and Multiple Attached Dwellings shall be the only permitted uses on the Site.

SECTION 37

- (f) The owner of the Site, at the owner’s expense and in accordance with and subject to the agreement(s) referred to in this By-law, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto:
- (i) a minimum of 1.5 m² Recreational Amenity Area per unit to be provided in indoor facilities, and a minimum of 262 m² for Bicycle Storage Space for the project;
 - (ii) pedestrian route from the development to the TTC subway station; and
 - (iii) a public art contribution.
- (g) The permitted residential density of 43,970 m² is allowed provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided in this By-law as referred to in subsection (f) above, and such agreement or agreements have been registered as a first priority against the title to the Site.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (h) A maximum of 43,970 m² residential gross floor area is permitted for the project on the lands shown on Schedule “RM6(132)”, attributable to the Net Site area of 7,572.4 m².

LOT COVERAGE

- (i) The maximum permitted building coverage is 3,140 m².

AMENITY SPACE

- (j) A minimum of 1.5 m² Recreational Amenity Area per unit shall be provided in indoor facilities, and a minimum of 262 m² Bicycle Storage Space for the project shall be provided;

LANDSCAPED OPEN SPACE

- (k) A minimum of 2,352 m² landscaped open space shall be provided on the Net Site.

NUMBER OF UNITS

- (l) The total number of dwelling units shall not exceed 578 units, including a maximum of 286 units in each of Buildings A and B and 6 townhouses in the “townhouse block”, of which a minimum of 25% of the total number of dwelling units shall be subject to the following maximum floor area restrictions, alone or in combination:
- (i) 55 m² for a bachelor unit;
 - (ii) 70 m² for a one-bedroom unit;
 - (iii) 80 m² for a two-bedroom unit;
 - (iv) 120 m² for a three-bedroom unit.

BUILDING ENVELOPE

- (m) No portion of any building or structure erected and used above grade shall be located otherwise than wholly within the “Building A”, “Building B”, and “townhouses” building envelopes identified on Schedule “RM6(132)”. Balconies, cornices, canopies and decorative unenclosed structures are permitted to extend beyond, or be located outside, the building envelopes. Despite the permitted projections, balconies may not project beyond a depth of 1.8 m.

BUILDING HEIGHT

- (n) The maximum building height shall not exceed the building heights and numbers of storeys shown on Schedule “RM6(132)”. For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 174.73.

PARKING AND LOADING

- (o) Parking spaces shall be provided in accordance with the following criteria:
- residents - minimum 0.9 parking space/dwelling unit and maximum 1.1 parking spaces/dwelling unit;
- visitors - 0.1 parking spaces/dwelling unit.

- (p) Of the visitor parking spaces referenced above, a maximum of 6 spaces may be located at-grade as shown on attached Schedule “RM6(132)”.
- (q) A minimum of 2 loading spaces shall be provided on the Net Site, including a minimum of 1 loading space for Building A and 1 loading space for Building B.

DISTANCE OF APARTMENT HOUSE DWELLINGS FROM R ZONES

- (r) Section 15.6 regarding minimum distances of Apartment House Dwellings from R and RM2 zones shall not apply.
- (s) Section 20-A.2.4.1 regarding distance between buildings and/or portions of buildings forming courts shall not apply.

SEVERANCE

- (t) Notwithstanding any severance, partition or division of the Net Site as shown on Schedule “RM6(132)”, the provisions of this By-law shall apply to the whole of the Site as if no severance, partition or division occurred.
- 3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(132)” attached to this by-law.
 - 4. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

“**64.20-A(133)RM6(133)**

(a) The maximum gross floor area shall be 0 m².”
 - 5. Section 64.20-A of By law No. 7625 is amended by adding Schedule “RM6(133)” attached to this by-law.

ENACTED AND PASSED this 26th day of June, A.D. 2003.



CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

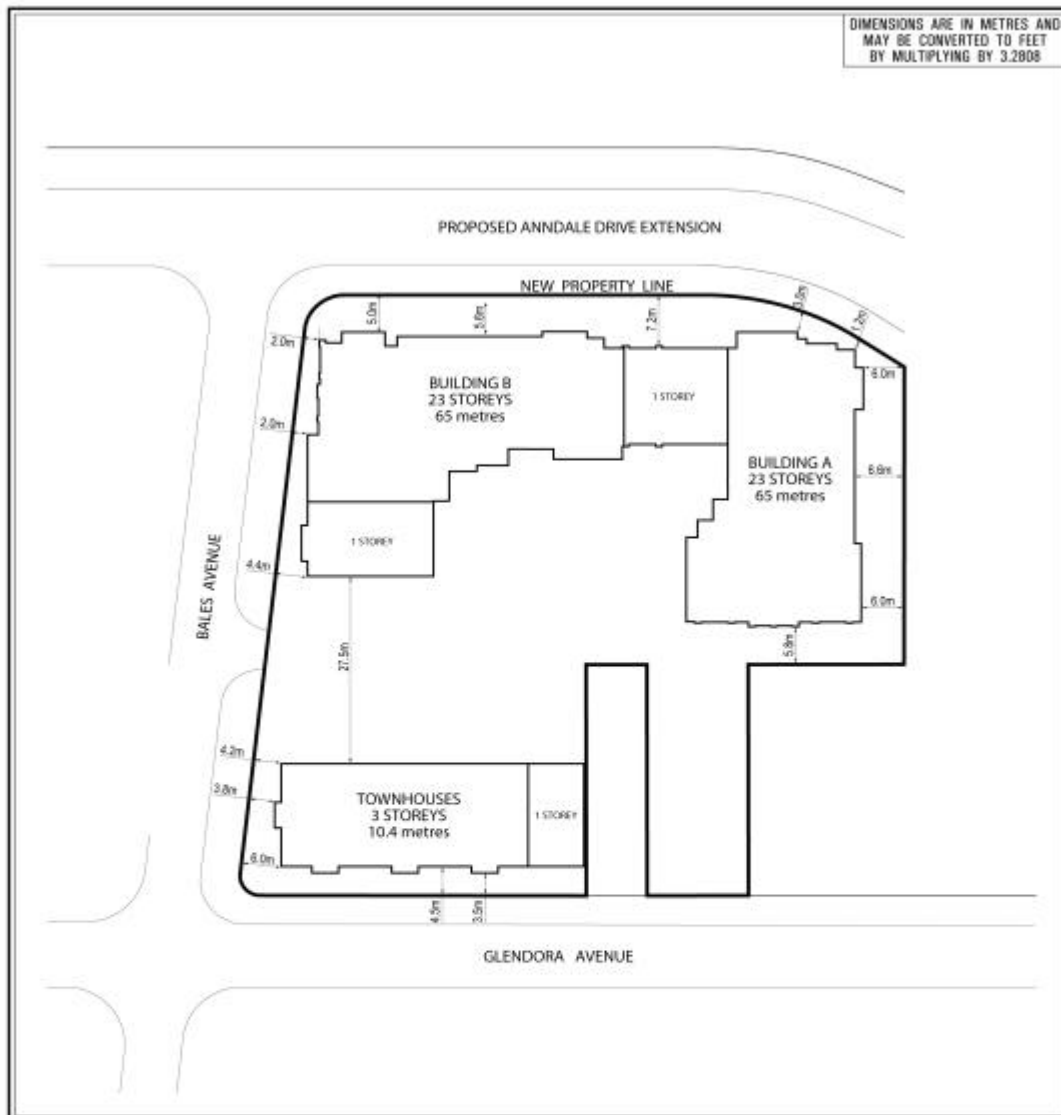
(Corporate Seal)

SCHEDULE “1”



<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 <p>Toronto City Planning Division <small>Public Services</small></p>		
<p>_____ (Sgd.)</p> <p style="text-align: center;">CLERK</p>	<p>_____ (Sgd.)</p> <p style="text-align: center;">MAYOR</p>			
<p>Location: Part of Block A, RP 2090 and Lots 940, 941 & 943-947 inclusive, Plan 1967, City of Toronto</p>		<div style="border: 1px solid black; width: 50px; height: 50px; margin: 0 auto; display: flex; align-items: center; justify-content: center;">  </div> <p>SUBJECT PROPERTY</p>		
<p>File: TB CMB 2002 0005</p>	<p>Prepared by: A.K.</p>		<p>Approved by: C.C.</p>	<p>Date: June 3, 2003</p>

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

SCHEDULE "RM6(132)"

This is Schedule " RM6(132) " to By-Law _____
passed the _____ day of _____, 20____

(Sgd.)

CLERK

(Sgd.)

MAYOR



Location: Part of Block A, RP 2090 and Lots 940, 941 & 943-947 inclusive, Plan 1967, City of Toronto

File No. TB CMB 2002 0005 & TB SPC 2002 0034

Prepared by: A.K.

Approved by: C.C.

Date: June 3, 2003

Filename: RM6(132).ai

Sources: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.