

Authority: North York Community Council Item 25.26,  
as adopted by City of Toronto Council on April 29 and 30, 2009  
Enacted by Council: October 1, 2009

## CITY OF TORONTO

### BY-LAW No. 931-2009

**To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1075, 1077, 1083, 1087, 1091 and 1095 Leslie 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. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.
2. By-law No. 34-1999 is hereby repealed and Section 64.23 (57) of By-law No. 7625 of the former City of North York is deleted in its entirety and replaced with the following:

**“64.23 (57) C1 (57)**

#### DEFINITIONS

- (a) For the purpose of this exception, “Apartment House Dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purposes of this exception, “Average Dwelling Unit Gross Floor Area”, shall mean the total gross floor area of an Apartment House Dwelling divided by the total number of dwelling units. For the purposes of this definition, the total gross floor area of an Apartment House Dwelling shall exclude the gross floor area of any Day Nursery, Retail Store, Personal Service Shop or Recreational Amenity Area.
- (c) For the purposes of this exception, “Courtesy Suite”, shall mean a suite, other than a Dwelling Unit or Dwelling Room that has no kitchen facilities and is available for use on a temporary basis as overnight accommodation for persons visiting the Banquet Hall.
- (d) For the purposes of this exception, “Established Grade” for Parcel 2 is defined a 119.05 metres above sea level.

- (e) For the purpose of this exception, “Retirement Residence” shall mean living accommodations for residents in a semi-independent living arrangement, other than a Senior’s Community House or Apartment House Dwelling, provided there is:
  - (i) a maximum of two persons per Retirement Residential Unit;
  - (ii) office accommodations for one or more staff persons, one or more common lounges and dining areas; and
  - (iii) dining facilities shared by all residents.
- (f) For the purposes of this exception, “Retirement Residential Unit” shall mean living accommodations in a Retirement Residence, for a maximum of two persons per unit, which shall include at least one room and sanitary conveniences, and which may contain only partial culinary facilities but without a 220 volt electrical service for a stove connection.

#### **PERMITTED USES**

- (g) For Parcel 1, as shown on Schedule C1(57): Apartment House Dwellings which may include: Day Nurseries within an Apartment House Dwelling; accessory Recreational Amenity Areas; Retail Stores and Personal Service Shops to a maximum ground gross floor area of 10% of the building in which the commercial use is located.
- (h) For Parcel 2, as shown on Schedule C1(57): Retirement Residence and uses accessory thereto; Courtesy Suites; Retail Stores and Personal Service Shops; Restaurants; Offices; Banquet Hall; Fitness Centre; and Motor Vehicle Dealership excluding a Motor Vehicle Body Repair Shop.
  - (i) Use Qualifications
    - (i) Outdoor Private Recreational Amenity Areas on Parcel 2 may be located on rooftop terraces.

#### **EXCEPTION REGULATIONS FOR ALL PERMITTED USES**

- (j) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.

#### **EXCEPTION REGULATIONS FOR ALL USES PERMITTED ON PARCEL 1**

#### **GROSS FLOOR AREA**

- (k) The maximum gross floor area shall be 45,100m<sup>2</sup>.

### **DWELLING UNITS**

- (l) The maximum number of dwelling units for all Apartment House Dwellings shall be 420.
- (m) A minimum of 30% of the total number of Apartment House Dwelling Units shall consist of one and two bedroom units having a maximum gross floor area of 70 square metres for a one bedroom unit and 80m<sup>2</sup> for a two bedroom unit.
- (n) The minimum Average Dwelling Unit Gross Floor Area shall be 103m<sup>2</sup> for all dwelling units located within the Apartment House Dwellings identified as Building 1 and Building 2 on Schedule C1(57).
- (o) The minimum Average Dwelling Unit Gross Floor Area shall be 105m<sup>2</sup> for all the dwelling units located within the Apartment House Dwellings identified as Building 3, Building 4 and Building 5 on Schedule C1(57).

### **BUILDING HEIGHT**

- (p) The maximum building heights shall be as shown on Schedule C1(57).

### **YARD SETBACKS**

- (q) The minimum yard setbacks, excluding parking structures, shall be as shown on Schedule C1(57).

### **LOT COVERAGE**

- (r) The maximum lot coverage shall be 4,500m<sup>2</sup>.

### **PARKING**

- (s) Parking spaces required for all uses on Parcel 1 shall be provided on Parcel 1.

### **RECREATIONAL AMENITY AREA**

- (t) Recreational Amenity Area shall be provided as follows:
  - (i) Outdoor: a minimum of 1,500m<sup>2</sup>, in the area identified as Block “A” on Schedule C1(57).
  - (ii) Indoor: a minimum of 3.0m<sup>2</sup> per Dwelling Unit.

### **OTHER**

- (u) Lot Area and Requirements for Dwellings in Commercial Buildings regulations of By-law No. 7625 shall not apply.

**EXCEPTION REGULATIONS FOR ALL USES PERMITTED ON PARCEL 2****GROSS FLOOR AREA**

- (v) The maximum gross floor area shall be 37,950m<sup>2</sup>.
- (w) The maximum gross floor area of Motor Vehicle Dealership uses shall be 7,309m<sup>2</sup>.
- (x) The maximum gross floor area of Restaurant uses shall be 1,545m<sup>2</sup>.
- (y) The maximum gross floor area of Banquet Hall uses shall be 1,914m<sup>2</sup>.
- (z) The maximum gross floor area of Retail, Personal Service Shops and a Fitness Centre shall be 4,714m<sup>2</sup>.
- (aa) The maximum gross floor area of Office uses shall be 359m<sup>2</sup>.

**RETIREMENT RESIDENTIAL UNITS**

- (bb) The maximum number of Retirement Residential Units shall be 128.

**COURTESY SUITES**

- (cc) The maximum number of Courtesy Suites shall be 4.

**BUILDING HEIGHT**

- (dd) The maximum building height and number of storeys shall not exceed the maximum height in metres and number of storeys shown on Schedule C1(57).
- (ee) A penthouse or other roof structure which is used only as an ornament or to house the mechanical equipment of the building does not constitute a storey and shall be disregarded in calculating the height of the building.

**YARD SETBACKS**

- (ff) The minimum yard setbacks, excluding parking structures, shall be as shown on Schedule C1(57).

**PARKING**

- (gg) A minimum of 784 parking spaces shall be provided on the Parcel 2 site for all permitted uses.

- (hh) For the purposes of calculating required parking for Retail, Personal Service Shop, Fitness Centre and Office uses, the gross floor area attributable to corridors, stairwells and elevators shall be calculated at a rate of 1 parking space per 48m<sup>2</sup> of gross floor area.
- (ii) For the purpose of calculating the maximum gross floor areas set out Sections (x) and (y), as well as required parking for Banquet Halls and Restaurants, the gross floor area does not include any washroom, corridor, stairwell, accessory office, and mechanical and storage area.
- (jj) A minimum of 0.60 parking spaces per Retirement Residential Unit shall be allocated to a Retirement Residence.
- (kk) No parking is required for the Courtesy Suites.

### **LOT COVERAGE**

- (ll) Notwithstanding Section 23.2.1 (Lot Coverage) the maximum lot coverage shall be 40%.

### **LOADING SPACES**

- (mm) Notwithstanding Section 6A(16)(a)(ii) (Loading Spaces Required), and 6A(16)(c)(ii) (Location of Loading Spaces) a minimum of 4 loading spaces shall be provided.

### **RECREATIONAL AMENITY AREA**

- (nn) Recreational amenity area shall be provided as follows:
  - (i) Outdoor: a minimum of 2.3m<sup>2</sup> per Retirement Residential Unit.
  - (ii) Indoor: a minimum of 10m<sup>2</sup> per Retirement Residential Unit.”

- 3. Within the lands shown on Schedule C1(57) 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

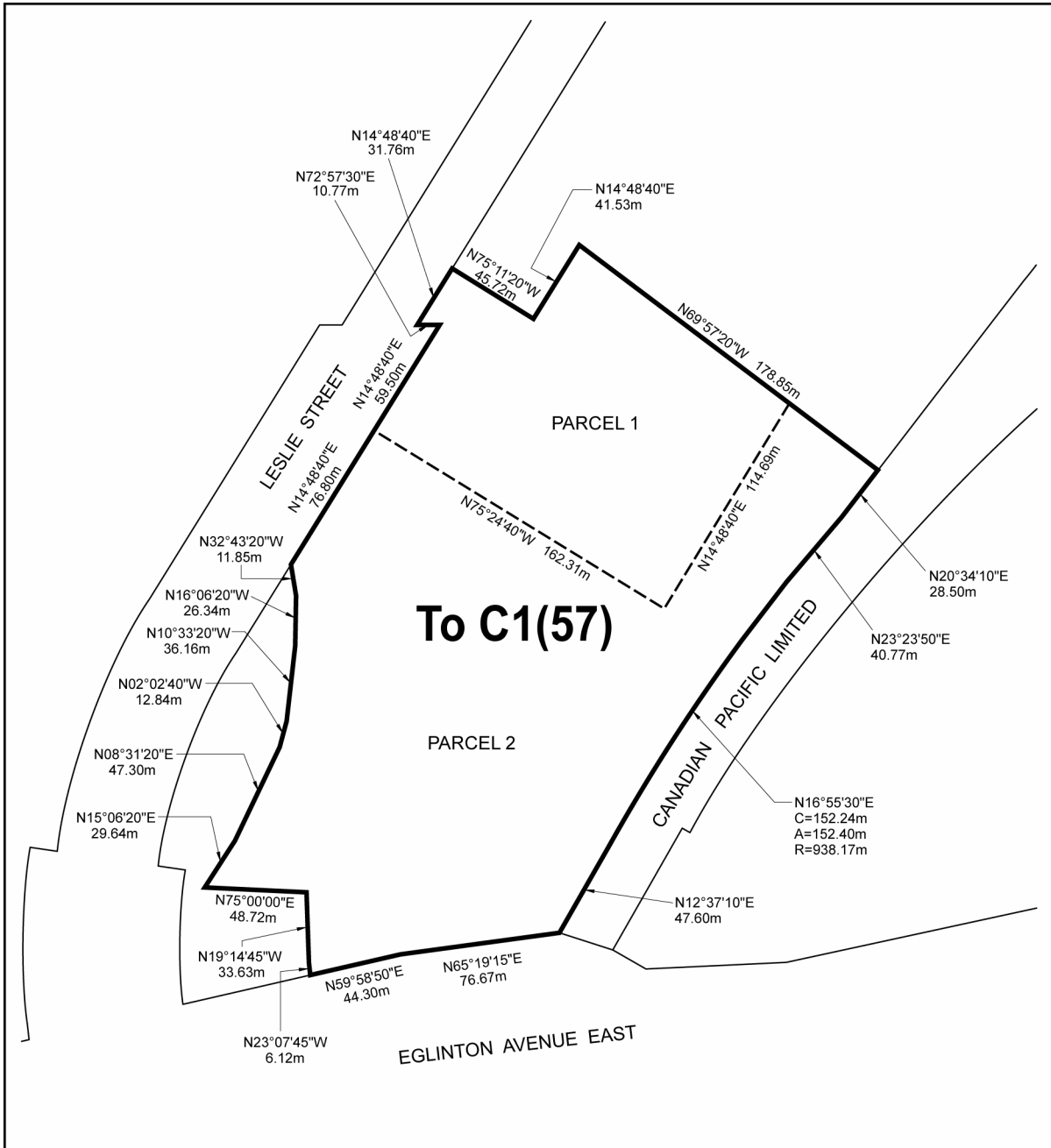
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 1st day of October, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



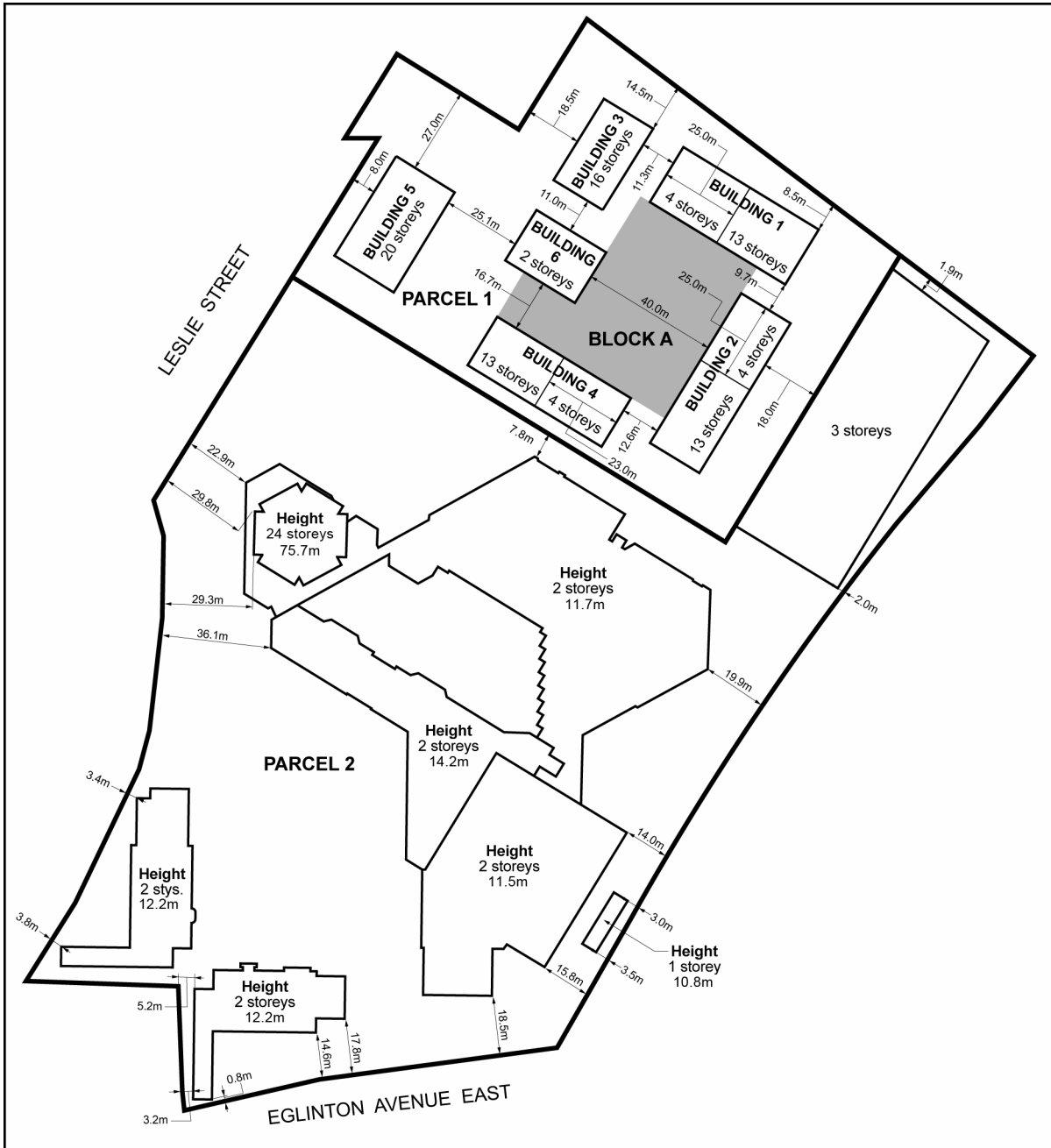
Schedule 1

Part of Lots 1 & 2, Concession 3 East of Yonge Street

File # 06\_102160

Date: 03/19/2009  
 Approved by: S.F.

↑  
 Not to Scale



Schedule C1(57)

Part of Lots 1 & 2, Concession 3 East of Yonge Street

File # 06\_102160

Date: 08/25/2009  
 Approved by: S.F.

