

Authority: North York Community Council Item 3.46,
as adopted by City of Toronto Council on February 7 and 8, 2011
Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 670-2011

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to land municipally known as 2756 Old 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 are hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

"64.20 – A (204) RM6 (204)

DEFINITIONS

(a) **Apartment House Dwelling**

For the purposes of this exception **Apartment House Dwelling** shall mean 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.

(b) **Established Grade**

For the purpose of this exception **Established Grade** shall mean the average elevation at the midpoint of the main front wall of the building measured at the centre line of the road. For the **Apartment House Dwelling** the main front wall shall be the east wall of the building and the established grade shall be 140.93 metres above sea level.

(c) **Gross Floor Area**

For the purpose of this exception, **Gross Floor Area** shall mean the total area of each floor level of a building, above and below grade, measured from the exterior of the main wall of each floor level, but excluding:

- (i) areas used for the purpose of parking or loading;
- (ii) voids at the level of each floor, including an elevator, ventilation duct or utility shaft; and
- (iii) indoor recreational amenity space.

(d) Bicycle Parking Space

For the purpose of this exception, **Bicycle Parking Spaces** shall mean an area designed and equipped exclusively for the purpose of parking and securing a bicycle. The space will not be provided within a dwelling unit or balcony. The dimensions of bicycle parking spaces are to be a minimum of 1.9 metres high and 0.6 metres wide and either 1.2 metres deep (vertical parking) or 1.8 metres deep (horizontal parking). Not more than 50% of bicycle parking spaces will be provided as vertical parking.

PERMITTED USES**(e) The only permitted uses on Parcels A and C, as shown on Schedule 1, shall be:**

Residential Uses:

Apartment house dwelling including accessory private recreational amenity area

Commercial Uses:

Automatic laundry shop

Bank

Business and professional office

Commercial school

Dry cleaning and laundry collection establishment

Financial institution

Fitness centre

Personal service shop

Professional medical office

Restaurant

Retail store

Take-out restaurant

The only permitted uses on Parcel B and D, as shown on Schedule 1, shall be:

Underground parking garage, including accessory stair enclosures and ventilation structures

Concrete crash wall

Parking lot and accessory structures

(f) Use Qualifications

(i) Outdoor private recreational amenity areas may be located on rooftop terraces.

EXCEPTION REGULATIONS**LAND USE**

- (g) Commercial uses shall be located below the second floor.

FRONT LOT LINE

- (h) The front lot line shall be the Old Leslie Street line.

YARD SETBACKS

- (i) The setbacks shall be in accordance with the building envelope illustrated on Schedule RM6 (204). Every part of any required yard shall be open and unobstructed by any structure, from the ground to the sky, except for accessory structures including, but not limited to, a garbage pick-up station, a stair enclosure and ventilation shafts. Such accessory structures may have a minimum yard setback of 0.0 metres. Notwithstanding this requirement, exterior stairway, roof overhangs and cornices, wheelchair ramps, open balconies, bay windows, porches, decks and patios shall be permitted to project into the minimum yard setbacks no more than 206 metres.

CANOPY ENCROACHMENT

- (j) A canopy shall be permitted to encroach into the minimum front yard and south side yard.

GROSS FLOOR AREA

- (k) The maximum permitted gross floor areas (residential and commercial) shall be 14,333 m².

BUILDING HEIGHT

- (l) The maximum building heights, shall not exceed the heights as shown on Schedule RM6 (204) for the 11-storey and for the 2-storey elements of the building.

FLOOR SPACE INDEX

- (m) The total permitted development on this site shall not exceed a floor space index of 3.0.

RECREATIONAL AMENITY AREA

- (n) Recreational amenity space shall be provided in accordance with the following minimum requirements:
 - (i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an in an apartment dwelling shall be provided.
 - (ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an in an apartment dwelling shall be provided.

LANDSCAPING

- (o) No minimum area of landscaping is required.

AFFORDABILITY BASED ON UNIT SIZE

- (p) A minimum of 25 per cent of the total number of dwelling units shall comply with the following maximum gross floor area restrictions:
 - (i) 55m² for bachelor dwelling units;
 - (ii) 70 m² for a one-bedroom dwelling unit;
 - (iii) 80 m² for a two-bedroom dwelling unit; and
 - (iv) 120 m² for a three bedroom unit.

PARKING

- (q) Notwithstanding Section 6A(2), the following parking rates/requirements shall apply:
 - (i) A minimum 0.7 parking spaces per one-bedroom and bachelor dwelling unit;
 - (ii) A minimum of 0.9 parking spaces per two-bedroom dwelling unit;
 - (iii) A minimum of 1.0 parking spaces per three-bedroom dwelling unit;
 - (iv) Visitor parking to be provided at a rate of 0.15 parking spaces per dwelling unit;
 - (v) Commercial/retail parking to be provided at a rate of 1 parking space per 28 m² of retail/commercial gfa; and
 - (vi) Up to 50% of the retail/commercial parking may be shared with the residential visitor parking.

LOADING SPACES

- (r) A minimum of 1 loading space shall be provided.

DIVISION OF LANDS

- (s) 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.

MUNICIPAL SERVICES

- (t) Within the lands shown on Schedule 1 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:
- (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational."
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6 (204) attached to this by-law.

ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



