

Authority: North York Community Council Item 7.27,  
as adopted by City of Toronto Council on June 14 and 15, 2011  
Enacted by Council: June 15, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 801-2011**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as 43 Drewry 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 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.20 –A EXCEPTIONS TO RM6 ZONE (MULTIPLE-FAMILY DETACHED DWELLING SIXTH DENSITY ZONE) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

#### **64-20-A(203) RM6(203)**

### **DEFINITIONS**

- (a) For the purposes of this exception, the following definitions will apply:
  - i. **"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 areas used as balconies, but excluding:
    - (i) any part of the building used for mechanical floor area;
    - (ii) any space used for motor vehicle or bicycle parking contained in a parking garage; and
    - (iii) the floor area of unenclosed residential balconies.
  - ii. **"Mechanical floor area"** means the floor area within a building that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, such as heating and ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment and floor area within a building used for storm water management, including rainwater harvesting.

- iii. **"Bicycle parking space"** shall mean an area used for the purpose of parking or storing a bicycle.
- iv. **"Landscaping"** means trees, plants, decorative stonework, retaining walls, walkways, or other landscape-architectural elements. Driveways and areas for loading, parking or storing vehicles are not Landscaping.

#### **PERMITTED USES**

- (b) Notwithstanding **SECTION 20-A MULTIPLE-FAMILY DWELLINGS SIXTH DENSITY ZONE (RM6)** and section **64.20-A EXCEPTIONS TO RM6 ZONE (MULTIPLE-FAMILY DETACHED DWELLING SIXTH DENSITY ZONE)**, Exception Regulation **RM6(80)**, the following are the only permitted uses subject to the Exception Regulations below:
  - i. **Multiple Attached Dwellings and accessory uses.**

#### **EXCEPTION REGULATIONS**

- (c) **Gross Floor Area**

The maximum **gross floor area** permitted shall not exceed 4,800 m<sup>2</sup>.

- (d) **Yard Setbacks**

- i. The minimum **yard setbacks** to the **buildings** shall be as shown on Schedule 2.
- ii. Projections of accessory structures including below grade structures, vehicular ramps, stairs and stair enclosures, retaining walls, eaves/gutters, porches, balconies, decks, ventilation shafts, and access stairwells may encroach into the required yards.

- (e) **Parking**

- i. A minimum of 1.0 vehicular **parking spaces** per **dwelling unit** and 0.1 spaces per **dwelling unit** for residential visitor parking;
- ii. A maximum of 1.4 vehicular **parking spaces** per **dwelling unit** and 0.1 spaces per **dwelling unit** for residential visitor parking;
- iii. A minimum of 19 **bicycle parking spaces** shall be provided; and
- iv. A minimum of one loading space shall be provided with a minimum vertical clearance of 6.1 m, a width of 4.0 m and a length of 13.0 m.

(f) **Dwelling Units**

- i. The maximum number of **multiple attached dwellings** shall be 45.

(g) **Building Height**

- i. The maximum **building** height shall not exceed 13.5 metres and a total of 3-storeys, measured vertically from the centerline of Drewry Avenue to the mid-point of the roof.

(h) **Landscaping**

- i. A minimum landscaped area of 525 m<sup>2</sup> shall be provided.
- (i) The provisions of **SECTION 15 GENERAL PROVISIONS FOR MULTIPLE-FAMILY DWELLING ZONES (RM)** and **SECTION 20-A MULTIPLE-FAMILY DWELLINGS SIXTH DENSITY ZONE (RM6)** shall not apply.

**3.** 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:

- (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 15th day of June, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



