

Authority: North York Community Council Item 20.35,
as adopted by City of Toronto Council on November 27, 28 and 29, 2012

CITY OF TORONTO

BY-LAW No. 469-2013

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to lands municipally known as 100 Ranleigh 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*; and

Whereas the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to lands forming part of lands known municipally in the year 2012 as 100 Ranleigh Avenue; and

Whereas the Council of the City of Toronto, at its meeting on April 3 and 4, 2013, determined to amend Zoning By-law No. 438-86, as amended, of the former City of Toronto;

The Council of the City of Toronto enacts:

1. None of the provisions of Sections 2 with respect to *apartment building, height, grade, lot* and *landscaped open space*, 4(2)a(i) and (ii), 4(4), 4(6), 4(12), 4(13), 4(16), 6(3) PART I (1), 6(3) PART II (2), (3), and (5), 6(3) PART III (1) and 12(2)8 of By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of an *apartment building* on the lands municipally known in the year 2012 as 100 Ranleigh Avenue (hereafter referred to as the "*lot*"), as more particularly identified on Map 1 of this By-law, provided:
 - (a) The *lot* is comprised of at least those lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) The total combined *residential gross floor area* and *non-residential gross floor area* of the building does not exceed 5,102 square metres, of which:
 - (i) the maximum *residential gross floor area* shall not exceed 4,717 square metres;
 - (ii) the maximum *non-residential gross floor area* shall not exceed 390 square metres;
 - (c) The maximum number of *dwelling units* shall be forty-six (46);

- (d) No portion of the building or structure erected or used above *grade*, is located otherwise than wholly within the areas delineated by heavy lines on Map 2 attached to and forming part of this By-law, with the exception of:
 - (i) cornices, lighting fixtures, sills, window washing equipment, awnings, canopies, ornamental or architectural elements, parapets, trellises, balconies, eaves, lighting features, window sills, bay windows, guardrails, balustrades, railings, wind mitigation screens and features, monuments, bollards, arbors, patios, decorative features, stairs, stair enclosures, retaining walls, wheel chair ramps, vents, underground garage ramps and their associated structures, underground garage stair enclosures, retaining walls, fences, privacy screens, hand and safety railings, and landscape and public art features which may extend beyond the heavy lines shown on the attached Map 2;
 - (ii) structures used for outside or open air recreation, safety or wind protection, provided the maximum height of the structure is not higher than the sum of two metres and the *height* limit applicable to the *lot*;
- (e) No person shall erect or use any building or structure on the *lot* or any portions thereof, have a greater *height* in metres than the heights in metres specified by the numbers following the symbol "H" shown on the attached Map 2, provided that:
 - (i) *mechanical penthouse* uses shall only be permitted within the *height* area identified on Map 2 as H15.8, provided that this paragraph does not prevent the erection and use of:
 - A. a railing or railings located at each of the roof levels of the building provided the maximum vertical distance of any such railing does not exceed 1.1 metres;
 - B. a parapet at each of the roof levels of the building provided the maximum vertical dimension of any such parapet does not exceed 0.30 metres;
 - C. chutes, vents, pipes, stacks and elevator overruns located on the roof level of the *mechanical penthouse* provided the maximum vertical dimension of such building elements do not exceed 2.0 metres;
- (f) On-site parking shall be provided as follows:
 - (i) a minimum 0.3 *parking spaces* per *dwelling unit* - senior residential; and
 - (ii) a minimum 25 shared *parking spaces* for the *non-residential* uses and the senior residential visitors;
- (g) One *loading space-type G* shall be provided and maintained on the *lot*;

- (h) The *residential amenity space* requirements set out in Section 4(12) of By-law No. 438-86, as amended, shall continue to apply except that such rooms need not be contiguous provided there is one room or group of rooms that contains a kitchen and a washroom and need not be for the exclusive use of the residents in the building;
- (i) A minimum 38 per cent of the area of the *lot* shall be *landscaped open space*;
- (j) A minimum of 9 *bicycle parking spaces* shall be provided on the *lot*.

2. For the purposes of this By-law:

- (a) "*apartment building*" shall have the meaning set out in Section 2 of By-law No. 438-86, as amended, except that the *dwelling units* located therein shall only be occupied by seniors, and such *apartment building* may include a *place of worship*, multi-purpose space, community facilities, and uses *accessory* thereto, including offices and an underground *parking garage*;
- (b) "*average elevation*" shall mean, for the purposes of measuring *height*, 166.17 metres above Canadian Geodetic Datum;
- (c) "*By-law No. 438-86*" means By-law No. 438-86, as amended, of the former City of Toronto being, "A By-law to regulate the use of land and the erection, use, bulk, height, spacing and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto";
- (d) "*grade*" shall mean 165.70 metres above Canadian Geodetic Datum;
- (e) "*height*" shall mean the vertical distance between the *average elevation* and the highest point of the roof, building or structure shown on Map 2, except for those elements prescribed in section 1(d);
- (f) "*landscaped open space*" shall have the meaning set out in Section 2 of By-law No. 438-86, as amended, except that such "*landscaped open space*" may include covered areas up to a maximum of 2.6 % of the area of the *lot*;
- (g) "*lot*" means the lands outlined by heavy lines on Map 1 attached hereto; and
- (h) All terms appearing in italics shall have the same meaning as those terms have for the purpose of the aforesaid By-law No. 438-86, except as hereinbefore provided.

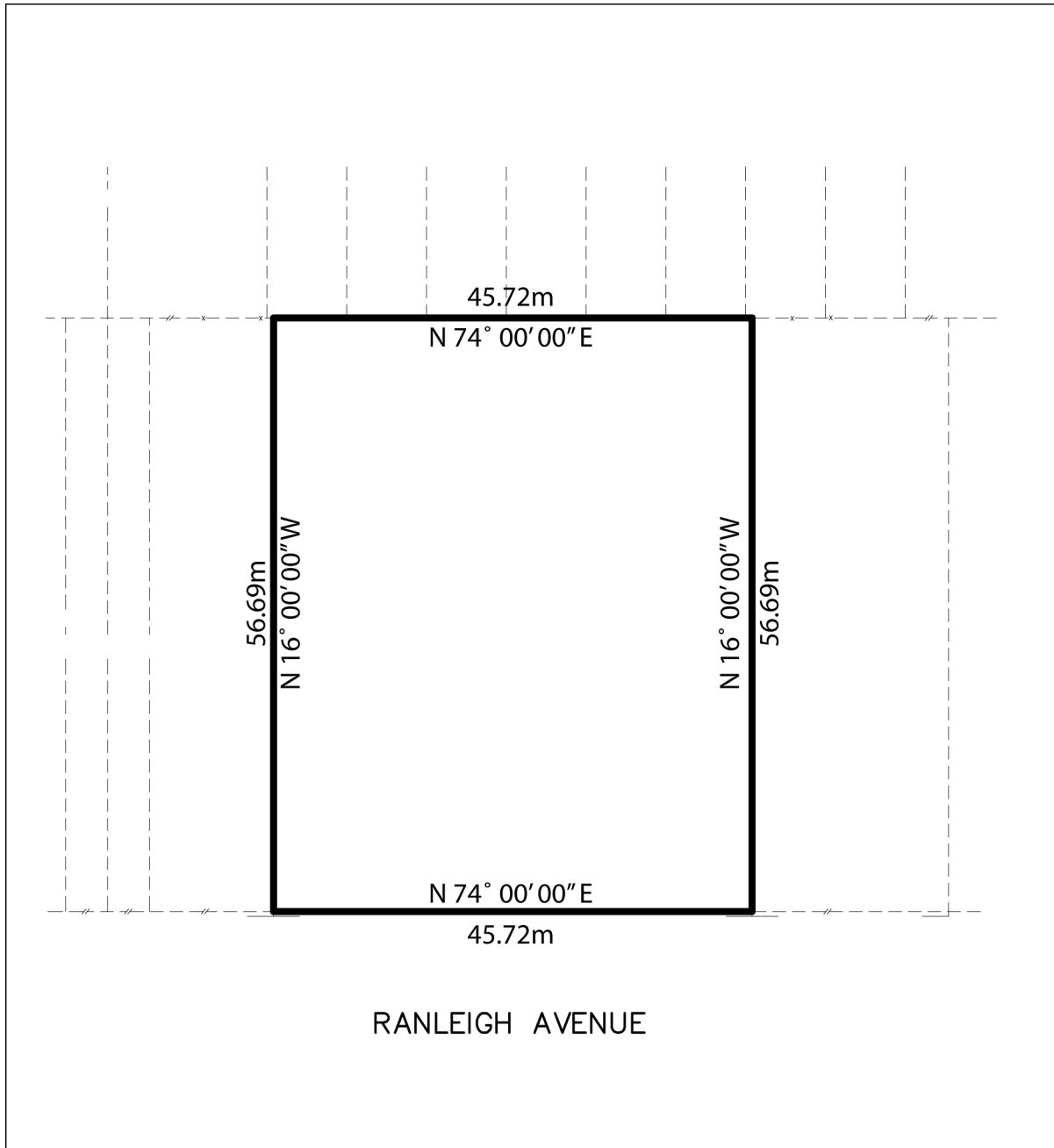
3. Notwithstanding any severance, partition, or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.

Enacted and passed on April 4, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





Not to Scale