

Authority: North York Community Council Item 34.98, adopted as amended, by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1072-2014

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the land municipally known as 200 Ridley Boulevard.

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 Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matter as are set out in the by-law; and

Whereas Subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedules 1 and RM4(27) attached to this By-law.
2. **Section 64.19 EXCEPTIONS TO RM4 ZONE (MULTIPLE-FAMILY DWELLINGS FOURTH DENSITY ZONE)** of By-law No. 7625 is amended by adding the following subsection:

64.19 (27) RM4 (27)

DEFINITIONS

- (a) For the purposes of this exception, the following definitions will apply:

- i. For the purposes of this exception, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof; and
- ii. Established Grade shall mean the geodetic elevation of 178.15.

PERMITTED USES

- (b) In addition to the uses permitted in the RM4 Zone, "apartment house dwelling" shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system, or any combination thereof.

EXCEPTION REGULATIONS

(c) Number of Dwelling Units

- i. The maximum number of residential dwelling units within Building A shall be 91 and the maximum number of dwelling units within Building B shall be 30.

(d) Gross Floor Area

- i. The maximum gross floor area on the lot shall not exceed 11,200 square metres.

(e) Lot Coverage

- i. The maximum lot coverage for all buildings shall be thirty-seven (37%) percent.

(f) Yard Setbacks and Projections

- i. The minimum yard setbacks shall be as shown on Schedule RM4(27);
- ii. The minimum yard setbacks for parking structures located below established grade shall be as shown on Schedule RM4(27);
- iii. Notwithstanding Section 6(9) of the former City of North York Zoning By-law No. 7625, and except where a heavy line on Schedule RM4(27) is contiguous with a boundary line of the site, nothing shall prevent canopies and balconies from projecting into the required setback of Building A; and
- iv. Canopies and balconies shall be permitted to project a maximum 0.45 metres into the required setback of Building B.

(g) Distance between Buildings

- i. The minimum distance between buildings or portions thereof shall be as shown on Schedule RM4(27).

(h) Building Height

- i. The maximum building height shall not exceed the heights in metres and storeys as shown on Schedule RM4(27), with the exception of the following for Building B:
 - (i) Antennae and satellite dishes may exceed the maximum height by 2.0 metres;
 - (ii) Ornamental elements, architectural elements and parapets may exceed the maximum height by 0.6 metres;
 - (iii) Ornamental elements, architectural elements, railings and parapets may exceed the maximum height above the third storey by 1.6 metres; and
 - (iv) Stairs and stair enclosures may exceed the maximum height above the third storey by 3.2 metres.

(i) Recreational Amenity Area

- i. Provide a minimum of 45 square metres of indoor recreational amenity area within Building A;
- ii. Provide a minimum of 3.6 square metres of indoor recreational amenity area per residential dwelling unit for Building B located within the fourth storey; and
- iii. Provide a minimum of 5.0 square metres of outdoor recreational amenity area per residential dwelling unit for Building B located on top of the third storey.

(j) Landscaped Open Space

- i. Provide a minimum of 2,700 square metres of outdoor landscaped open space.

(k) Parking and Loading

- i. Provide parking in accordance with the following requirements for Building A:
 - (i) A minimum of 69 residential parking spaces; and

- (ii) A minimum of 9 visitor parking spaces.
 - ii. Provide parking in accordance with the following minimum requirements for Building B:
 - (i) A minimum 1.0 residential parking spaces per dwelling unit; and
 - (ii) A minimum 0.2 visitor parking spaces per dwelling unit.
 - iii. Provide a minimum of 20 bicycle parking spaces adjacent to Building A at grade and provide a minimum of 4 bicycle parking spaces adjacent to Building B at grade; and
 - iv. Provide a minimum of 1 loading space 3.6 metres wide by 11.0 metres long.
- (l) The provisions of this By-law shall apply collectively to this land as shown on Schedule 1 attached to this By-law, notwithstanding its future division into two or more parcels

3. SECTION 37 – INCREASED HEIGHT/DENSITY

- (a) The owner shall enter into one or more agreements with the City pursuant to section 37 of the *Planning Act*, which are registered on title, to secure the following matters as a legal convenience to support the development:
- i. The securing of the rental tenure of the existing 91 unit building currently known as 200 Ridley Boulevard for a minimum of 20 years, commencing from the date of Council's decision, as a 90 unit building, with no applications for demolition, or conversion from residential rental use to the satisfaction of the Chief Planner, Executive Director of City Planning and the City Solicitor, saving the one unit to be detailed below;
 - ii. Prior to the issuance of a Building permit for the new development on the lot, a section 111 permit will be filed for the elimination of one ground-floor residential rental unit in Building A as shown on Schedule RM4(27) to enable the construction of an indoor amenity space for the use and enjoyment of the tenants of the rental building; the location and finishing of which shall be to the satisfaction of the Chief Planner. Subject to compliance with all applicable laws including the *Residential Tenancies Act, 2006*, S.O. 2006, c. 17, construction and conversion of a ground-floor residential unit to indoor amenity space will be done no later than 3 years from the date of building permit issuance for the new building. Should a suitable unit not naturally vacate within 3 years, in the third year, tenants in the selected units will be offered relocation to the first available unit of the same type and at the same rent, or the equivalent of three months' rent for vacating, and in either case, a moving allowance of \$1000 as well;

- iii. That the owner provide for Building A two extra washing and drying machines, in each laundry room for the use and enjoyment of the current and future tenants to the satisfaction of the Chief Planner, Executive Director City Planning;
- iv. That the owner upgrade the entrance to Building A with a new canopy, upgraded lighting, (5) security cameras monitored by a third party company (at each entrance/exit, inside garage and at the rear of the site at the bicycle enclosure area) and improved accessibility to the satisfaction of the Chief Planner, Executive Director City Planning;
- v. That the owner provide for the tenants of Building A a new bicycle storage area on the lot to the satisfaction of the Chief Planner, Executive Director City Planning;
- vi. That the owner provide for the tenants of Building A upgraded landscaping, walkways, lighting and passive amenity spaces for the enjoyment of the tenants of that building to the satisfaction of the Chief Planner, Executive Director City Planning;
- vii. That the owner provide, on the lot, an active recreation area primarily for the use of young children to the satisfaction of the Chief Planner, Executive Director City Planning;
- viii. That the owner provide a piece of historical artwork or photograph of the 200 Ridley site within the lobby of the building;
- ix. That the owner provide new seating area furniture for the lobby;
- x. The design and materials of all improvements listed in (a) i. to (a) ix. above will be secured via the site plan approval process and the costs of any such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of the existing rental building;
- xi. Prior to the issuance of the first building permit for the development, the owner shall provide, at its expense and to the satisfaction of the Chief Planner, Executive Director City Planning a construction mitigation plan and tenant communication strategy for the development, and agrees to implement same;
- xii. The Owner shall to provide reciprocal access to the owners and/or tenants of Building A and Building B over all outdoor landscaped open space areas at grade, to the satisfaction of the City Solicitor and Chief Planner, Executive Director City Planning. Such areas include: the landscaped open space to the east of Building B fronting on to Ridley Boulevard; and areas to the southeast, east and northeast of Building A. Such access shall

continue to be provided notwithstanding the sites future division into two or more parcels or multiple ownerships;

- xiii. That the Chief Planner, Executive Director City Planning be authorized to enter into agreements on title to secure the above-listed improvements; and
- xiv. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting of October 26 and 27, 2009.

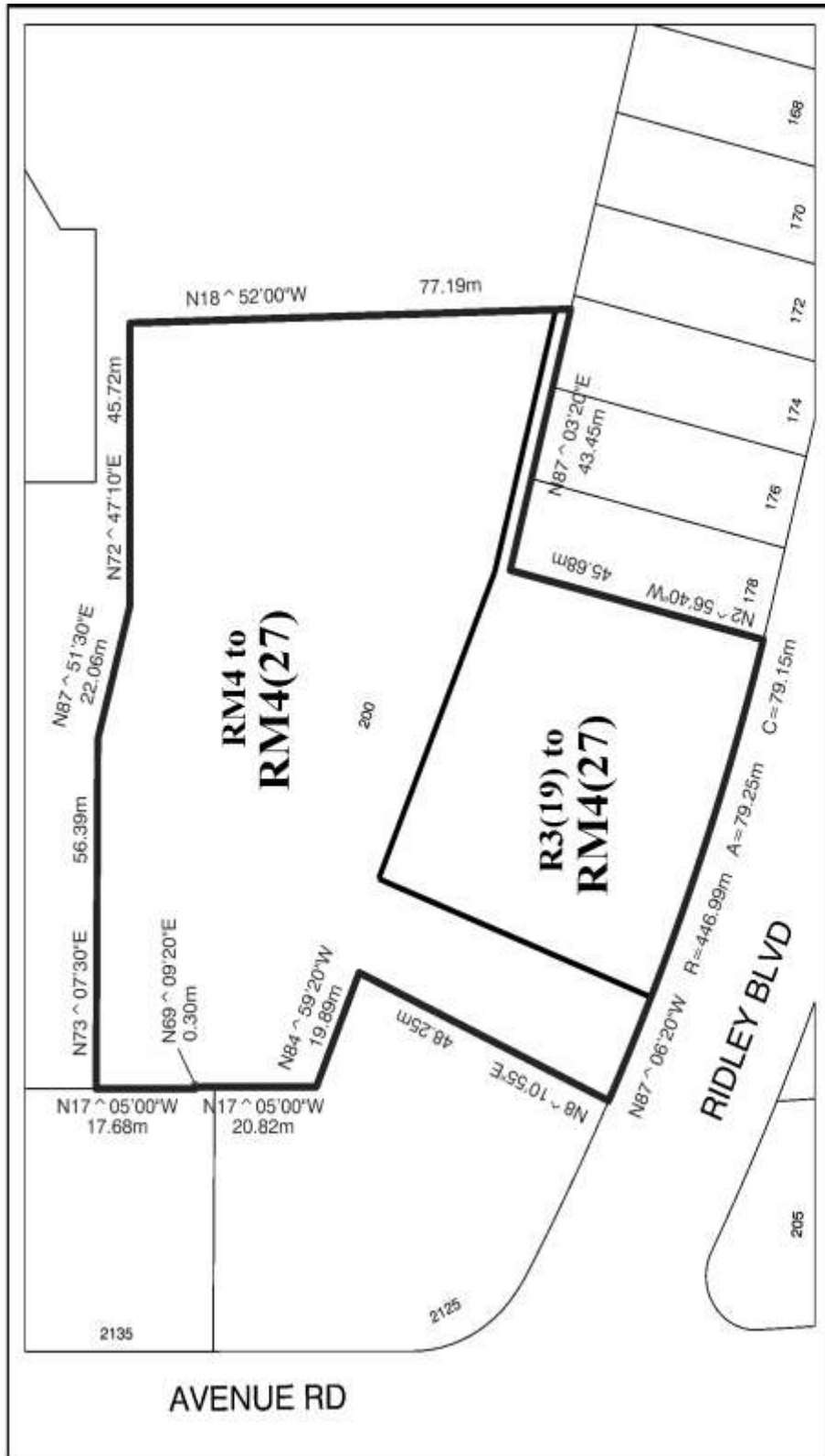
4. Within the lands delineated by heavy lines on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have 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 on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



City Planning

Schedule 1

Part of Block A and Lots 6, 7, 8, 9 and 10. R.P. 2470 City of Toronto
 George C. M. Lo for R. Avis Surveying Inc.

Date: 05/12/2014
 Approved by: V.C.

File # 12 176179 NNY 16 02



Not to Scale

