

Authority: Etobicoke York Community Council Item EY10.4, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 218-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 2 Bicknell Avenue and the Bicknell Loop.

Whereas Council of the City of Toronto has the authority pursuant to 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: "RM (d1.0) (x5)" and "CR 2.6 (c0.25; r2.6) SS2 (x37)" as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey labels: "HT 12.0, ST 3" and "HT 15.0, ST 5" to these lands, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 5 so that it reads:

Exception RM 5

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The **lot line** abutting Rogers Road is the **front lot line**;
- (B) The main entrance for a **dwelling unit** in an **apartment building** must have direct access to a **street**;
- (C) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the average elevation of the ground along the **front lot line** and the elevation of the highest point of the **building or structure**;

- (D) Despite regulation 10.5.40.10(2);
- (i) a parapet wall for a roof top space or a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres; and
 - (ii) a privacy structure separating a private roof top space may exceed the permitted maximum height for a **building** by 1.2 metres;
- (E) Despite regulation 10.5.40.60(1), a platform without **main walls** with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the minimum required **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue to a maximum of 2.5 metres;
- (F) Despite regulation 10.5.40.60(3), exterior stairs may encroach into a required minimum **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres wide;
- (G) Despite regulation 10.5.50.10(4):
- (i) a minimum of 18% of the area of the lands must be **landscaping**; and
 - (ii) a minimum of 90% of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (H) **Amenity Space:**
- (i) must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**; and
 - (ii) despite regulation 800.50(15) may be private balconies, private decks, private patios and private roof top spaces;
- (I) Despite regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 1.2 metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone Category, excluding **driveways** no more than 7.5 metres wide;
- (J) Despite regulations 10.5.80.10(2) and 10.5.80.10(6)(A), all required **parking spaces** for an **apartment building** may be located outside a **building** or **structure**;
- (K) Despite regulations 10.5.80.10(3) and 10.5.80.10(6), a **parking space** is permitted in a **side yard**;
- (L) Despite regulation 10.5.80.10(10)(A), a **parking space** located outside a building in the Residential Zone Category may be used for commercially licensed **vehicles** associated with a non-residential use on the abutting lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37);

- (M) Despite regulation 10.5.80.30(1), a surface **parking space** must be at least 1.2 metres from all **main walls** of an **apartment building**;
- (N) Regulation 10.5.100.1(5) does not apply;
- (O) Despite regulation 10.80.30.20(1)(B)(iv), the required minimum **lot frontage** on Rogers Road is 25 metres;
- (P) Despite regulation 10.80.40.70, the required minimum **building setback** from a **lot line**:
- (i) abutting Forbes Avenue is 2.5 metres;
 - (ii) abutting Nashville Avenue is 1.0 metres;
 - (iii) abutting Bicknell Avenue is 2.5 metres;
 - (iv) abutting the south **lot line** is 15.0 metres;
 - (v) abutting a **rear lot line** of a lot in a RM zone is 12.0 metres; or
 - (vi) abutting a **side lot line** of a lot in an abutting RM zone is 2.5 metres;
- (Q) Despite regulation 10.80.40.80(2), if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between **main walls** of the respective **buildings** is:
- (i) 10.0 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
 - (ii) 12.0 metres if each **main wall** has an opening to a **dwelling unit**;
- (R) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of:
- (i) 0.9 for each bachelor or one bedroom **dwelling unit**;
 - (ii) 1.0 for each two bedroom **dwelling unit**; and
 - (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;
- (S) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side of the **parking space** that is obstructed;
- (T) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building**; and

- (U) Despite regulation 230.10.1.20(2), all "short-term" **bicycle parking spaces** may be located on the abutting lands with the zoning label on the Zoning By-law Map CR 2.6 (c0.25; r2.6) SS2 (x37).

Prevailing By-laws and Prevailing Sections: (None Apply)

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 37 so that it reads:

Exception CR 37

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The **lot line** abutting Rogers Road is the **front lot line**;
- (B) The main entrance for an **apartment building** must have direct access to a **street**;
- (C) Despite regulation 40.5.40.10(1), the height of a **building** is the distance between the average elevation of the ground along the **front lot line** and the elevation of the highest point of the **building or structure**;
- (D) Regulation 40.10.40.1(1) does not apply;
- (E) Despite regulation 40.10.40.10(5) the required minimum height of the first **storey**, measured from top of the **first floor** to the bottom of the second floor is 3.6 metres;
- (F) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 2.0 square metres for each **dwelling unit**;
- (G) Despite regulations 40.10.40.70(2)(A) and 40.10.40.70(4), the minimum **building setback** from a **lot line** that abuts:
- (i) Rogers Road is 3.0 metres;
 - (ii) Bicknell Avenue is 2.5 metres; and
 - (iii) the west **lot line** is 1.2 metres;
- (H) Despite regulation 40.10.40.70(2)(C), where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 1.2 metres from a **side lot line** that is not a **street or lane**, otherwise no **building setback** is required;

- (I) Despite regulation 40.10.50.10(1)(A):
- (i) a minimum of 44% of the area of the lands must be **landscaping**; and
 - (ii) a minimum of 55% of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (J) Despite regulation 40.10.40.80(2), the required minimum above ground separation distance between **main walls** of any two **buildings** is:
- (i) 10.0 metres if there are no windows in the **main wall** of one or more of the **buildings**; and
 - (ii) 12.0 metres if each **main wall** has windows;
- (K) Despite regulation 40.10.90.40(2), vehicle access to a required **loading space** may be through the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (L) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of:
- (i) 0.9 for each bachelor or one bedroom **dwelling unit**;
 - (ii) 1.0 for each two bedroom **dwelling unit**; and
 - (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;
- (M) Visitor **parking spaces** may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (N) A **parking spaces** for non-residential uses on the lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37) may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5) if the non-residential **gross floor area** is more than 200 square metres;
- (O) Despite regulation 200.5.10 (1), the **parking spaces** referred to in (N) above must be provided at a rate of 1.5 for each 100 square metres of non-residential **gross floor area**;
- (P) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side of the **parking space** that is obstructed;
- (Q) Despite regulation 230.5.1.10(6), a maximum 5 "long-term" **bicycle parking spaces** may be located outside of a **building**;

- (R) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building** and may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5).

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





