

Authority: Ontario Municipal Board Orders issued July 6, 2015 and March 24, 2017 and  
Local Planning Appeal Tribunal Order issued on June 6, 2018 in Case PL140790

**CITY OF TORONTO**

**BY-LAW 214-2019(LPAT)**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to lands known municipally as 4917-4975 Yonge Street, 23 Hollywood Avenue and 18 Spring Garden Avenue.**

Whereas the Ontario Municipal Board, pursuant to its Orders issued on July 6, 2015 and March 24, 2017, and the Local Planning Appeal Tribunal, pursuant to its Order issued on June 6, 2018, having held a hearing, decided to amend By-law 7625 of the former City of North York; and

Whereas the Ontario Municipal Board decided that the minor variances granted by the Committee of Adjustment on June 23, 2010 in File No. A0221/10NY are to be superseded by amending Section 64.20-A(155)RM6(155) in Zoning By-law 7625 of the former City of North York; and

Whereas the former Ontario Municipal Board decided to also otherwise amend Sections 64.20-A(155)RM6(155) and 64.20-A(107)RM6(107) of By-law 7625;

The Local Planning Appeal Tribunal Orders:

By-law 7625 of the former City of North York is amended as follows:

**64.20-A(155)RM6(155)**

1.1 Subsection 64.20-A(155)RM6(155)(e) of By-law 7625, headed "GROSS FLOOR AREA", is amended by replacing:

"(ii) below grade space used exclusively for motor vehicle parking; and"

with

"(ii) below grade space used exclusively for motor vehicle or bicycle rack parking and access thereto, and at grade space used exclusively for motor vehicle loading; and"

1.2 Subsection 64.20-A(155)RM6(155)(h) of By-law 7625, headed "PERMITTED USES" is amended as follows:

(a) by replacing "retail stores" in the list of permitted uses with "retail stores (including grocery stores, supermarkets and pharmacies)";

(b) by replacing the first sentence in the second paragraph "Only non-residential uses, except for residential lobby space, shall be contained in the first three floors of the building." with "Only non-residential uses shall be contained in the first three floors of the building, except for accessory residential uses (including but not

limited to residential lobby space, mail rooms, garbage/recycling rooms, mechanical rooms, utility rooms, exit stairs and corridors).";

- (c) by replacing the second sentence in the second paragraph "No non-residential uses shall be permitted in the remainder of the building." with "No non-residential uses shall be permitted in the remaining above-grade floors of the building."; and
  - (d) by deleting the last sentence in the third paragraph "All other ground floor uses shall be subject to a maximum frontage width of 14 metres."
- 1.3 Subsection 64.20-A(155)RM6(155)(j) of By-law 7625, headed "NUMBER OF DWELLING UNITS", is amended by replacing "420" therein with "478".
- 1.4 Subsection 64.20-A(155)RM6(155)(l) of By-law 7625, headed "BUILDING ENVELOPE", is amended by replacing the entire subsection as follows:

"BUILDING ENVELOPE

- (l) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule "RM6(155)" except for a canopy and a three storey roof element along the Yonge Street frontage, which may project a maximum of 2.5 m into the yard setback, and an extension of the canopy in front of the commercial and residential entrances, which may project a maximum of 4.0 m into the yard setback."
- 1.5 Subsection 64.20-A(155)RM6(155)(m) of By-law 7625, headed "PARKING", is amended by replacing the entire subsection as follows:

"PARKING

- (m) Parking spaces shall be provided within the net site in accordance with the following requirements and conditions:
  - (i) A minimum of 1.00 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit allocated for residential visitor use.
  - (ii) A maximum of 1.20 parking spaces per dwelling unit, including 0.10 parking spaces per dwelling unit allocated for residential visitor use.
  - (iii) A minimum of 0.90 parking spaces per 100 square metres of gross floor area devoted to retail, service commercial and office uses.
  - (iv) A maximum of 1.26 parking spaces per 100 square metres of gross floor area devoted to retail, service commercial and office uses.
  - (v) Up to 40 additional parking spaces may be allocated for use by the social facility located on the lands zoned C1(103) and known municipally as 6 Spring Garden Avenue, provided that the overall number of parking

spaces does not exceed the sum of the maximum limits specified in (ii) plus (iv) above.

- (vi) Residential visitor parking spaces and social facility parking spaces may be commingled with commercial parking spaces. Non-residential parking spaces and residential visitor parking spaces may be made available to the general public and a charge may be imposed for the use of such spaces.
- (vii) Notwithstanding the minimum requirement specified in (i) above and the maximum limit specified in (iv) above, unsold residential tenant parking spaces located on the second level of the underground garage may be converted from residential to non-residential use provided that at least two parking spaces located in the non-residential portion of the garage are dedicated to motor vehicle sharing. As used herein, "motor vehicle sharing" refers to a practice whereby a number of people share the use of one or more vehicles owned by an entity so authorized by the owner of the non-residential portion of the underground garage.
- (viii) Notwithstanding the requirement that parking spaces are to be provided within the net site, a maximum of 64 parking spaces may be contained, in whole or in part, in a directly accessible, underground parking garage located, in whole or in part, on abutting lands zoned RM6(107).
- (ix) No surface parking spaces shall be permitted other than a maximum of 40 temporary spaces on an interim basis for the use of the social facility located on the lands zoned C1(103) and known municipally as 6 Spring Garden Avenue, pending completion of the building to be located on lands zoned RM6(155).
- (x) A maximum of 64 parking spaces, located in the first four levels of the underground garage, shall have a minimum width of 2.7 metres and a minimum length of 5.5 metres, irrespective of any side obstructions."

- 1.6 Subsection 64.20-A(155)RM6(155)(o) of By-law 7625, headed "LOT COVERAGE", is amended by replacing "74 per cent" with "82 per cent".
- 1.7 Subsection 64.20-A(155)RM6(155)(p) of By-law 7625, headed "LANDSCAPING", is amended by replacing "900 square metres" with "500 square metres".
- 1.8 Subsection 64.20-A(155)RM6(155)(t) of By-law 7625, headed "PROVISIONS NOT APPLICABLE", is amended by adding 6A(3)(d)(ii) to the list specified therein.
- 1.9 Subsection 64.20-A(155)RM6(155)(w) of By-law 7625, headed "ADDITIONAL GROSS FLOOR AREA", is amended by replacing "bicycle rack or locker" wherever it appears in (ii) therein with "bicycle locker".
- 1.10 Schedule "RM6(155)" to By-law 7625 is replaced with Schedule "RM6(155)" attached to this By-law.

**64.20-A(107)RM6(107)**

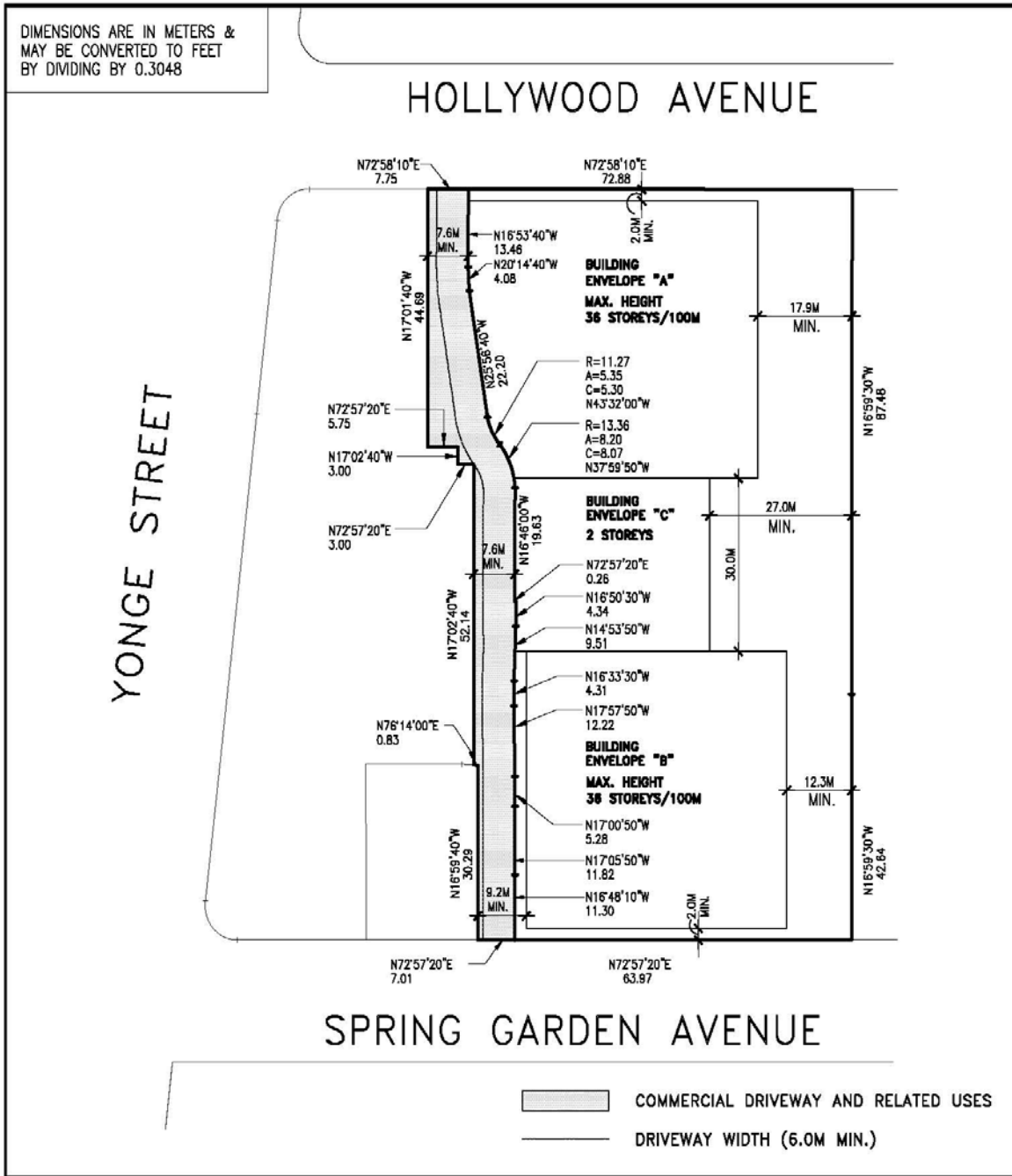
- 2.1 Subsection 64.20-A(107)RM6(107)(h) of By-law 7625, headed "PERMITTED USES", is amended by deleting the word "and" at the end of the first item in the list of permitted uses, replacing the period at the end of the second item with a semi-colon followed by the word "and", and adding to the list of permitted uses the following uses:

"a commercial driveway and related uses (including but not limited to loading bays, pedestrian walkways, surface parking spaces associated with the abutting lands zoned C1(103), and parking garage ramps and entrances) within the area so identified on Schedule "RM6(107)", serving the buildings located on the abutting lands zoned C1(103) and RM6(155) in addition to serving the buildings located on the lands zoned RM6(107)".

- 2.2 Schedule "RM6(107)" to By-law 7625 is replaced with Schedule "RM6(107)" attached to this By-law.

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CITY OF TORONTO

SCHEDULE "RM6(107)" TO BY-LAW \_\_\_\_\_

PASSED ON \_\_\_\_\_

FILE NO.

LOCATION: 4917-4975 YONGE ST., 23 HOLLYWOOD AVE., 18 SPRING GARDEN AVE.