

Authority: North York Community Council Item NY3.1,  
as adopted by City of Toronto Council on February 26,  
2019

## **CITY OF TORONTO**

### **BY-LAW 546-2019**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 30 Tippett Road.**

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 enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 and Schedule RM6(257) attached to this By-law.
2. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.20(257) RM6(257)**

#### **DEFINITIONS**

- (a) For the purpose of this exception the following definitions will apply:
  - (i) "Apartment House Dwelling" shall mean a building containing more than four (4) dwelling units, each having access either from an internal corridor system or direct access at grade, or any combination thereof.
  - (ii) "Building Height" shall mean the vertical distance between the Established Grade and the highest point of the building or structure (top of structural slab), exclusive of all accessory components such as but not limited to, mechanical penthouse, green roof assemblies, tower structures, cupolas, steeples, antennae, parapets, landscape open structures, acoustic and or wind structures, ornamental structures and mechanical equipment.
  - (iii) "Established Grade" for Building A shall mean 187.3 metres above sea level and for Building B shall mean 187.6 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (pre-1978 Southern Ontario Adjustment).
  - (iv) "Recreational Amenity Area" shall mean an area that is communal and available to all occupants of a building or a group of buildings within a zone for social and recreational purposes including indoor or outdoor space, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor

swimming pools, exercise or entertainment rooms and other similar uses. The area shall be calculated as gross floor area meaning inclusive of structures that house the area and the walls and mechanical/electrical servicing the space within.

- (v) "Type 'G' loading space" shall mean a loading space that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres.
- (vi) "Type 'C' loading space" shall mean a loading space that is a minimum of 3.5 metres wide, a minimum of 6.0 metres long and has a minimum vertical clearance of 3.0 metres.
- (vii) "Car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization
- (viii) "Car-share parking space" means a parking space that is exclusively reserved and actively used for car-sharing;
- (ix) "Site" shall mean the lands zoned RM6(257) as shown on Schedule 1 for the purpose of Schedule 'A' of this exception.

## **PERMITTED USES**

- (b) The following uses shall be permitted:

### **Apartment House Dwelling;**

Community Uses;

Art Gallery;

Artist Studio;

Business Office;

Clinic;

Club;

Commercial Gallery;

Commercial Recreation;

Commercial School;

Community Centre;

### **Custom Workshop;**

Day Nursery;

Dry Cleaning and Laundry Collecting Establishment;

Financial Institution;

Fitness Centre;

Museum;

Outdoor Café in conjunction with a **Restaurant** or **Take-out Restaurant** on the same lot, subject to the provisions of Subsection 6(22);

Personal Service Shop;  
Private-Home Day Care;  
Professional Medical Office;  
Professional Office;  
**Restaurant;**  
Retail Store;  
Service Shop;  
**Take-out Restaurant;** and  
Veterinary Clinic.

#### **USE QUALIFICATIONS**

- (c) A **Restaurant** or **Take-Out Restaurant** shall not have a drive-through facility.
- (d) Outdoor Residential **Recreational Amenity Areas** may be located on balconies, terraces, roof top terraces or at grade.
- (e) Non-residential uses shall be restricted to the first storey of an Apartment House Dwelling.

#### **EXCEPTION REGULATIONS**

##### **LOT AREA**

- (f) The provisions of Section 20-A.2.1 (Lot Area) shall not apply.

##### **LOT COVERAGE**

- (g) The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply.

##### **YARD SETBACKS**

- (h) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule RM6(257).
- (i) The minimum yard setbacks for parking structures and structures associated thereto below Established Grade shall be as follows:
  - (i) a minimum of 14.0 metres to Allen Road unencumbered by easements;
  - (ii) a minimum of 1.0 metre to that portion of the south-west property line adjacent to 2 Tippett Road;
  - (iii) 0 metres to all other property lines and easements.

##### **PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS**

- (j) Notwithstanding the provisions of Section 6(9) (Permitted Projections Into Minimum Yard Setbacks), balconies and canopies may be permitted to project

into minimum yard setbacks and from all building elements shown on Schedule RM6(257) by a maximum of 2.0 metres, except between Buildings A and B, and a maximum of 0.75 metres along the west side of the buildings as shown on Schedule RM6(257).

- (k) Canopies for weather protection at main residential entrances shall be permitted to project into required yard setback areas a distance of up to 3.0 metres.
- (l) Exit stairs to a below grade garage, stair enclosures, and transformer vaults are permitted to project beyond building envelopes into the minimum yard setbacks except adjacent to the Park which requires a minimum 5.0 metre setback.

#### **DISTANCE BETWEEN BUILDINGS AND/OR PORTIONS FORMING COURTS**

- (m) The provisions of Section 20-A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply.
- (n) The minimum separation between buildings shall be as shown on Schedule RM6(257).

#### **GROSS FLOOR AREA**

- (o) The maximum gross floor area for all uses on lands zoned as RM6(257) shall be 40,000 square metres.
- (p) A minimum of 520 square metres of non-residential gross floor area shall be provided.

#### **BUILDING HEIGHT**

- (q) Notwithstanding Schedule 'D' of By-law 7625:
  - (i) the maximum number of storeys of any portion of a building or structure shall not exceed the number of storeys shown for that portion of the building on Schedule RM6(257).
  - (ii) the maximum Building Height of any portion of a building or structure shall not exceed the height measured in metres above sea level for that portion of the building on Schedule RM6(257) as shown by the number (being maximum geodetic elevation) on Schedule RM6(257).
  - (iii) parapets shall be permitted to project 1.2 metres above the maximum Building Height.
  - (iv) railings and guards shall be permitted to project 2.0 metres above the maximum Building Height.
  - (v) wind, noise and acoustic mitigation measures shall be permitted to project 3.0 metres above the maximum Building Height.

## **RESIDENTIAL RECREATIONAL AMENITY AREA**

- (r) A minimum of 2.0 square metres per apartment house dwelling unit of indoor residential recreational amenity area shall be provided.
- (s) A minimum of 2.0 square metres per apartment house dwelling unit of outdoor residential recreational amenity area shall be provided.

## **PARKING REQUIREMENTS**

- (t) All required residential parking spaces for the RM6(257) zone shall be provided within the RM6(257) zone.
- (u) Notwithstanding Section 6A(2)(Parking Requirements) of By-law 7625, the minimum number of parking spaces shall be calculated in accordance with the following:
  - (i) Affordable Residential Units – 0.5 spaces per unit;
  - (ii) Residential Units – 0.6 spaces per unit
  - (iii) Non-residential uses – none required; and
  - (iv) Visitor Parking – 0.1 spaces per unit (visitor parking to be shared with non-residential uses).

## **SIZE OF PARKING SPACES**

- (v) A parking space shall have the following minimum dimensions:
  - (i) The minimum dimensions of a parking space, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the parking space shall be:
    - (A) 5.6 metres in length;
    - (B) 2.6 metres in width; and
    - (C) 2.0 metres in vertical clearance;except that the minimum required width of a parking space shall be increased by 0.3 metres for each side of the parking space that is obstructed in accordance with paragraph (iii) below;
  - (ii) The minimum dimensions of a parking space, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the parking space, shall be:
    - (A) 5.6 metres in length;
    - (B) 3.0 metres in width; and
    - (C) 2.0 metres vertical clearance;

except that the minimum required width of a parking space shall be increased by 0.3 metres when one or both sides of the parking space is obstructed in accordance with paragraph (iii) below;

- (iii) For the purposes of this definition, the side of a parking space is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:
  - (A) within 0.3 metres of the side of the parking space, measured at right angles; and
  - (B) more than 1.0 metres from the front or rear of the parking space.

### **BICYCLE PARKING**

- (w) Bicycle parking spaces shall be provided at the following minimum rates:
  - (i) Residential:
    - (A) 0.90 long-term bicycle parking spaces per dwelling unit; and
    - (B) 0.10 short-term bicycle parking spaces per dwelling unit

### **LOADING SPACE REQUIREMENTS**

- (x) None of the provisions of Section 6A(16) (Loading Requirements) of By-law 7625 shall apply to the lands shown on Schedule RM6(257).
- (y) A minimum of one Type 'G' and one Type "C" loading space shall be provided on the lands shown on Schedule RM6(257).

### **LANDSCAPING**

- (z) A minimum of 3080 square metres of landscaping shall be provided.

### **OTHER PROVISIONS**

- (aa) The main entrance to each building or unit shall, if the entrance faces an existing or future planned public right-of-way, be at an elevation no greater than 0.8 metres above or below the grade of the existing or future planned public right-of-way at the property line.

### **LAND DIVISION**

- (bb) Notwithstanding any existing or future severance, partition or division of the site, the regulations of this exception shall continue to apply to the whole of the site as if no severance, partition or division had occurred.
- (cc) Within the lands shown on Schedule RM6(257) 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:

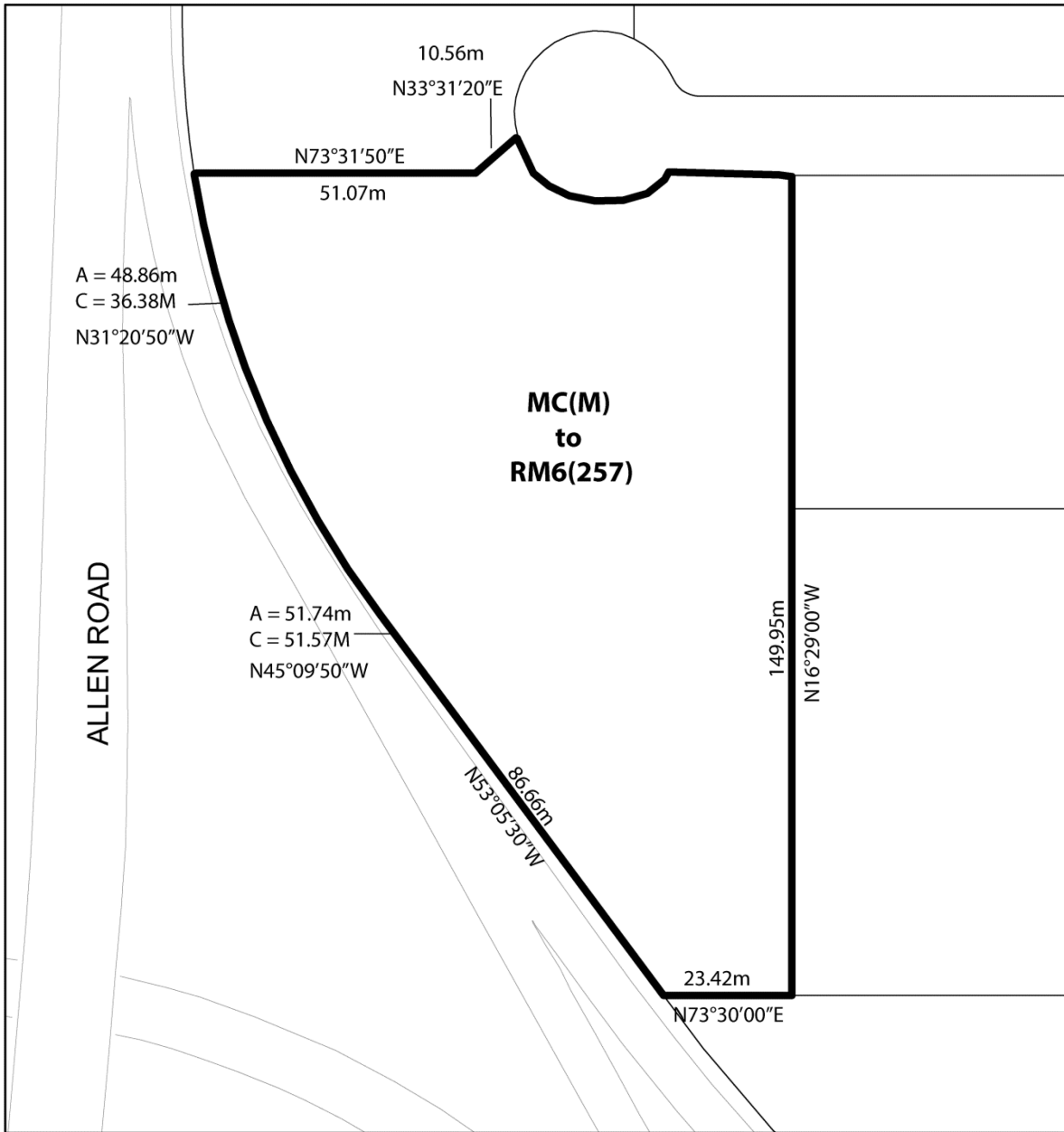
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on March 28, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk


(Seal of the City)

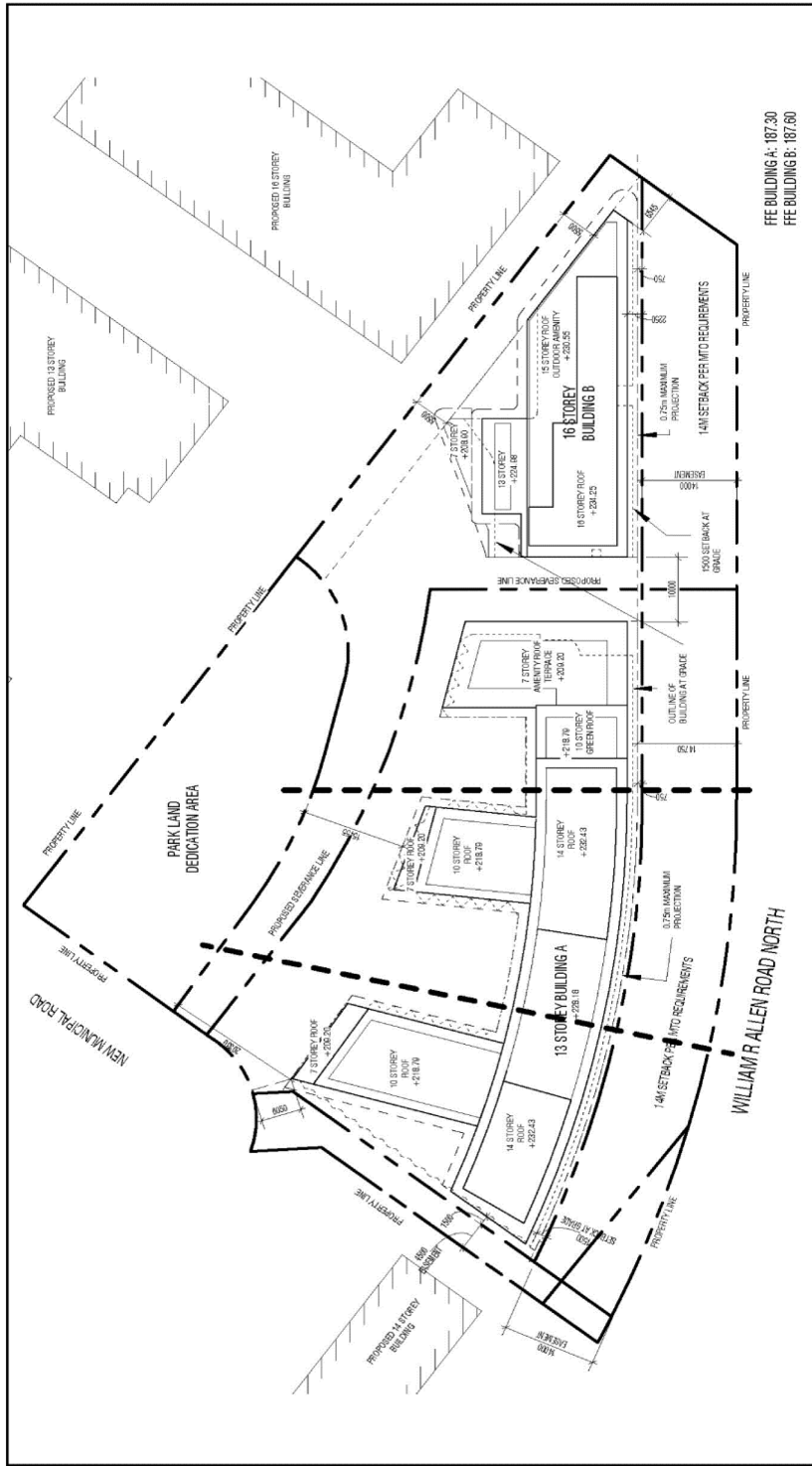


 **TORONTO**  
**Schedule 1**

**30 Tippett Road**  
File # 17 214838 NNY 10 OZ

Part Lot of Block A, Registered Plan 2466; Part Lot 2 Registered Plan 4402C  
City of Toronto

  
Not to Scale  
Extracted: 03/28/2019



**30 Tippett Road**

**Toronto**  
Schedule RM6(257)

File # 17 214838 NMY 10 0Z

Applicant Submitted Drawing

City of North York By-law 7625  
Not to Scale  
03/28/2019