

**CITY OF TORONTO**

**BY-LAW 597-2021(LPAT)**

**To amend former City of York Zoning By-law 1-83, as amended, respecting the lands known municipally in the year 2020 as 150 Bronoco Avenue.**

Whereas authority is given to the Council of a municipality, and the Local Planning Appeal Tribunal on appeal, by Section 34 and 39 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended to pass Zoning By-laws; and

Whereas pursuant to Section 39 of the *Planning Act*, the Council of a municipality, and the Local Planning Appeal Tribunal on appeal, may, in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the By-law; and

Whereas the Local Planning Appeal Tribunal has determined following a hearing in Case MM170035 to further amend former City of York Zoning By-law 1-83, as amended;

The Local Planning Appeal Tribunal orders as follows:

1. Section 6 of the former City of York Zoning By-law 1-83, as amended, be further amended by adding the following new Subsection (106):

**Lands – 150 Bronoco Avenue**  
(106) MAP 16

By changing the lands on District Map 16, municipally known as 150 Bronoco Avenue, from PE – Prestige Employment to RM2 – Residential Multiple Zone and Section 16 (468) as shown on Schedule "A" attached to this By-law.

2. Section 16 General Exceptions of By-law 1-83 is amended by adding the following subsection:

**16(468) LANDS: 150 BRONOCO AVENUE**

Notwithstanding the provisions of former City of York Zoning By-law 1-83, the lot, as delineated by heavy lines on Schedule A attached to and forming part of this By-law, and municipally known as 150 Bronoco Avenue may be used for the purposes of an apartment house building subject to the following provisions:

**MAXIMUM GROSS FLOOR AREA**

- (a) The maximum total gross floor area shall be 7,000 square metres;

**BUILDING HEIGHT**

- (b) No person shall erect or use a building or structure above established grade on a lot having a greater height of building or structure than (a) the height of building or structure in metres specified by the numbers following the symbol H on the attached Schedule B, or (b) the height of 6 storeys above established grade, whichever is less, with the exception of the following:
- (i) mechanical penthouses, equipment serving the building and stairs to the roof may be located within an enclosed and covered portion of the building on the roof portion of the building and may exceed said permitted height by up to 5.5 metres; and
  - (ii) parapets, non-structural roofing materials including insulation and membranes, decking and sloping members relating to roof-top drainage, planters, decks, guardrails, fences and screens, partitions dividing terraces, and landscape features may be located on the roof portion of the building and may exceed the said permitted height by up to of 3.0 metres;

**YARD SETBACKS**

- (c) The minimum yard setbacks shall be as shown on Schedule "B" attached to and forming part of this By-law except that accessory buildings and structures, fences, canopies, balconies, parapets, terraces, architectural features, guardrails, stairs, railings, stair enclosures, retaining walls, garage vent shafts and window wells shall be permitted to encroach into the required yard setbacks;

**LOADING**

- (d) A minimum of one Loading Space – Type G shall be required and maintained on the lot;

**PARKING**

- (e) Vehicular Parking shall be provided on the lot in accordance with the following ratios:
- (i) A minimum of 0.8 parking spaces for each bachelor dwelling unit up to 45 square metres and 1.0 for each bachelor dwelling unit greater than 45 square metres;
  - (ii) A minimum of 0.9 parking spaces for each one bedroom dwelling unit;
  - (iii) A minimum of 1.0 parking spaces for each two bedroom dwelling unit;
  - (iv) A minimum of 1.2 parking spaces for each three or more bedroom dwelling unit;

- (iv) A minimum of 0.2 visitor parking spaces for each dwelling unit; and
- (v) A total of 4 accessible parking spaces shall be provided and maintained on the lot;

### **BICYCLE PARKING**

- (f) Bicycle Parking shall be provided on the lot in accordance with the following ratios:
  - (i) A minimum of 0.1 short-term bicycle parking spaces for each dwelling unit; and
  - (ii) A minimum of 0.9 long-term bicycle parking spaces for each dwelling unit;

### **AMENITY SPACE**

- (g) Amenity Space shall be provided on the lot in accordance with the following ratios:
  - (i) A minimum of 2.0 square metres of indoor amenity space for each dwelling unit; and
  - (ii) A minimum of 2.0 square metres of outdoor amenity space for each dwelling unit;

### **LANDSCAPE**

- (h) A minimum of 30 percent landscaping shall be provided and maintained on the lot;

### **SEVERANCE**

- (i) The provisions of this exception shall apply collectively to the lot notwithstanding the future severance, partition, or division of the lot;

### **SALES PRESENTATION CENTRE**

- (j) Nothing in this By-law shall prevent the construction and use of a sales presentation centre on the lot for the purpose of selling dwelling units to be constructed on the lot and/or the administration and management of construction activity related to construction of the lot for a period of 3 years from the date of passing of this By-law;

**DEFINITIONS**

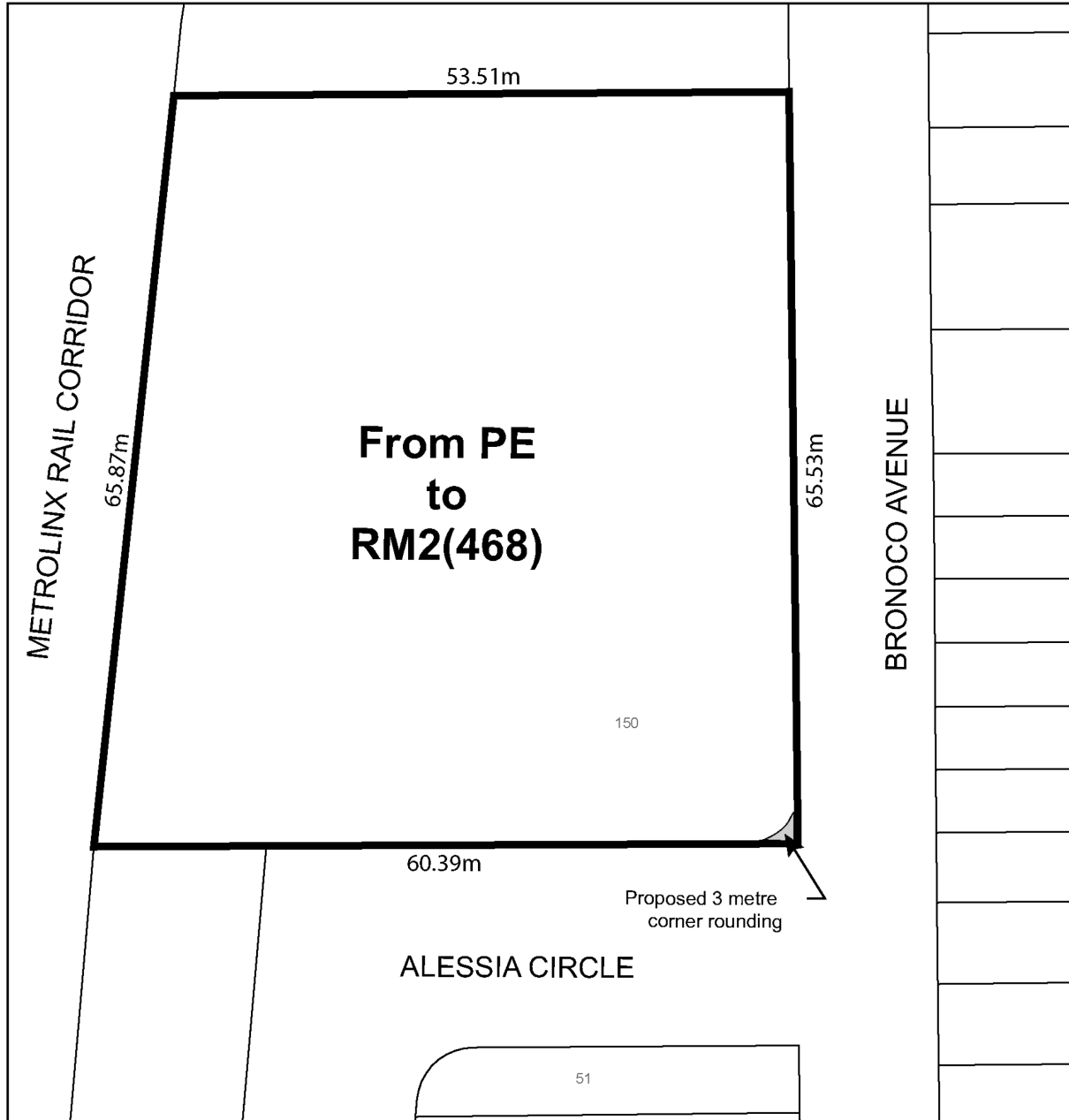
- (k) For the purposes of this By-law the following definitions shall apply:
- (i) "Amenity Space" means indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities;
  - (ii) "Bicycle Parking Space, Long-term" means an area for the purposes of parking and securing bicycles for use by the residents;
  - (iii) "Bicycle Parking Space, Short-term" means an area for the purposes of parking and securing bicycles for use by visitors;
  - (iv) "Established Grade" means the Canadian Geodetic Datum elevation of 146.70 metres;
  - (v) "Gross Floor Area" means the sum of the total area of each floor level of a building, above and below grade, measured from the exterior of the main wall of each floor level, excluding the area of the building used for:
    - (a) parking, loading and bicycle parking below-ground;
    - (b) required loading spaces at the ground level and required bicycle parking spaces at or above ground;
    - (c) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
    - (d) shower and change facilities in association with required bicycle parking spaces;
    - (e) amenity space as required by this by-law;
    - (f) elevator shafts;
    - (g) garbage shafts;
    - (h) mechanical penthouse; and
    - (i) exit stairwells in the building;
  - (vi) "Height" means the vertical distance between grade and the highest point of the building or structure;
  - (vii) "Landscaping" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements.

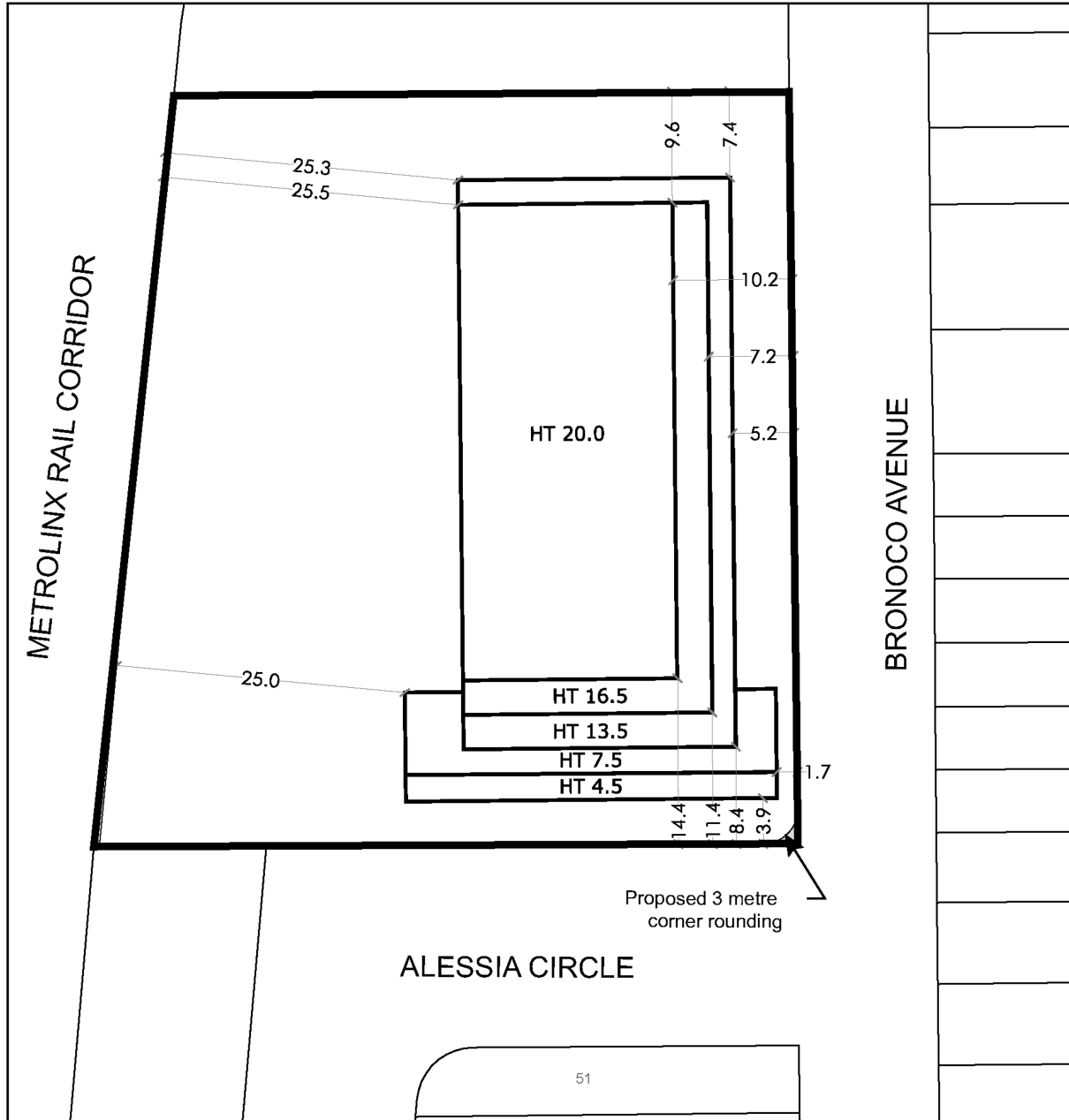
Driveways and areas for loading, parking or storing of vehicles are not landscaping; and

(viii) "Loading Space – Type G" means a loading space with a minimum length of 13.0 metres, a minimum width of 4.0 metres and a minimum vertical clearance of 6.1 metres; and

(l) All other provisions of former City of York By-law 1-83 shall continue to apply except in the case where provisions of this Exception are in conflict in which case the provisions of this Exception shall prevail.

Pursuant to Local Planning Appeal Tribunal Order dated May 5, 2021 in Case MM170035.






 **TORONTO**  
Schedule B

**150 Bronoco Avenue**

File # 16 154617 WET 17 0Z

  
Former City of York By-Law 1-83  
Not to Scale  
11/13/2020