

Authority: North York Community Council
Item NY24.2, as adopted by City of Toronto
Council on June 8, and 9, 2021

CITY OF TORONTO

BY-LAW 614-2021

To amend former Town of Leaside Zoning By-law 1916, as amended, with respect to lands municipally known in the year 2020 as 154 Wicksteed Avenue.

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 pursuant to Section 39 of the Planning Act, Council of the City of Toronto 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 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. Schedule "A" of By-law 1916, as amended, of the former Town of Leaside is amended in accordance with Map 1 of this By-law by adding a new site specific M2(11) Zone.
2. Former Town of Leaside Zoning By-law 1916, as amended, is further amended by inserting a new Section 8.3.4(k) immediately after Section 8.3.4(j) as follows:

"8.3.4(k) 154 Wicksteed Avenue – M2(11) Zone

(i) Area Restricted

Notwithstanding the provisions of Section 8.3 of this By-law, the provisions of this section shall apply to the lands identified on Map 1 of By-law 614-2021, municipally known in the year 2020 as 154 Wicksteed Avenue;

(ii) General Provisions

Notwithstanding Sections 8.3.1 and 8.3.2 of this By-law, on those lands referred to in Section 8.3.4(k)(i) of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, Structure or land or part thereof except in accordance with the following provisions:

(1) Permitted Uses Buildings and Structures

- (a) The following uses are the only uses permitted:

- (i) Office uses including:
 - a) Business and Professional Offices;
 - b) business services located on the first Storey above Grade of any free standing office Building, restricted to only the following:

graphic arts supplies store, Restaurant, Restaurant Take-Out, office supplies store, printing establishment, stationery store, retail store, computer sales and service store, provided that such uses do not collectively exceed 150 square metres of the Gross Floor Area of any Building.
- (ii) Technical Research and Development Facilities;
- (iii) data processing;
- (iv) communications;
- (v) graphic arts; and
- (vi) Uses accessory to the foregoing but not including outdoor storage of goods;

(2) General Development Requirements

- (a) The maximum permitted Gross Floor Area is 7,150 square metres;
- (b) The Gross Floor Area of a Building may be reduced by the area of the following:
 - (i) parking, loading and bicycle parking below-ground;
 - (ii) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - (iii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - (iv) voids at the level of each floor with a manufacturing use;
 - (v) shower and change facilities required by this By-law for required bicycle parking spaces;
 - (vi) elevator shafts, ventilation duct, utility shafts;

- (vii) utility areas, catwalks, service platforms and a mechanical penthouse; and
- (viii) exit stairwells and escalators in the building;
- (c) The maximum permitted lot coverage is 74 percent;
- (d) Building Location and Setbacks;
 - (i) Wicksteed Avenue shall be deemed to be the front lot line;
 - (ii) The yard setbacks for Buildings and Structures shall be the minimum yard setbacks as shown on Map 2 of By-law 614-2021; and
 - (iii) the following elements of a Building may encroach into a required Building Setback a maximum of 2.5 metres:
 - canopies, cornices, lighting fixtures, awnings, ornamental elements, parapets, trellises, eaves, window sills, planters, guardrails, balustrades, railings, stairs, stair enclosures, wheel chair ramps, vents, underground garage ramps, fences, screens, window fenestrations or detailing and landscape features;
- (e) Maximum Height of Buildings and Structures;
 - (i) The maximum building Height of any Building or Structure, or portion thereof, shall be as shown on Map 2 of By-law 614-2021;
 - (ii) any stairwell accessing the roof, mechanical room, or parapet unit shall not be considered as a storey and may project beyond the maximum permitted height indicated, provided the height of the stairwell, mechanical room, or parapet unit does not exceed a height of 5 metres; and
 - (iii) the following building elements and structures are permitted to project vertically project no more than 3.0 metres beyond the height limits shown following the symbol HT on Map 2 of By-law 614-2021:
 - balustrades, cornices, eaves, fixtures, ornamental elements, lighting fixtures, green roofs, mechanical equipment, structural columns and shear walls, parapets, railings, trellises, vents, chimney stacks,

generator rooms, elevator overruns, and other minor architectural projections;

- (f) Parking shall be provided in accordance with the following:
- (i) Notwithstanding the requirements of Section 5.17, parking shall be provided on the lot at a minimum rate of 1.0 spaces for each 100 square metres of Gross Floor Area, rounded down to the nearest whole number;
 - (ii) Notwithstanding the requirements of Section 5.17, no parking is required for business services located on the first Storey above Grade of any free standing office Building, provided the total Gross Floor Area of these uses does not exceed 150 square metres;
 - (iii) Notwithstanding the requirements of Section 5.40, a maximum of 10 parking spaces may have a minimum height of 1.8 metres;
 - (iv) Accessible parking spaces shall be provided having minimum dimensions of 5.6 metres in length times 3.4 metres in width times 2.1 metres in height at a rate of 1 parking space for each 25 parking spaces or part thereof for the first 100 parking spaces and for each 50 parking spaces of part thereof in excess of 100 parking spaces;
 - (v) The entire length of each accessible parking space must be adjacent to a 1.5 metres wide accessible barrier free aisle or path which may be shared between two accessible parking spaces; and
 - (vi) Accessible parking spaces must be the parking spaces closest to a barrier free:
 - (a) entrance to a Building;
 - (b) passenger elevator that provides access to the first Storey of the Building; and
 - (c) shortest route from the required entrances in (a) and (b);
- (g) Loading shall be provided in accordance with the following:
- (i) One Type "B" and One Type "C" loading space shall be provided; and

- (h) Bicycle Parking shall be provided in accordance with the following:
 - (i) A minimum of 28 Bicycle Parking Spaces shall be provided on the lot; and
 - (ii) Bicycle Parking Spaces may be provided in a Stacked Bicycle Parking Space;

(3) Definitions

- (a) "Height" shall be measured from a Canadian Geodetic Datum elevation of 128.57 metres to the highest point of the building or structure;
- (b) "Bicycle Parking Space" shall mean an area used for parking or storing a bicycle;
- (c) "Stacked Bicycle Parking Space" shall mean a horizontal Bicycle Parking Space that is positioned above or below another Bicycle Parking Space and equipped with a mechanical device providing floor level access to both Bicycle Parking Spaces;
- (d) "Type B Loading Space" shall mean a loading space that is a minimum of 3.5 metres wide, 11.0 metres long and has a minimum vertical clearance of 4.0 metres;
- (e) "Type C Loading Space" shall mean a loading space that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 metres; and
- (f) "Temporary Sales Office" shall mean a temporary Building, Structure, facility or trailer on the lands used exclusively for the purpose of marketing or sale of the office to be erected on the lands."

3. Notwithstanding any of the provisions of this By-law, as amended, a temporary sales office with a maximum Gross Floor Area of 150 square metres is permitted on the lot for a period of 3 years from the date of enactment of By-law.
4. Notwithstanding anything else contained in this By-law, the provisions of Section 8.3.4(k) shall continue to apply collectively to all the lands identified in Section 8.3.4(k)(i), notwithstanding any future divisions of the land into two more parcels of land.
5. Within the lands shown on Map 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:

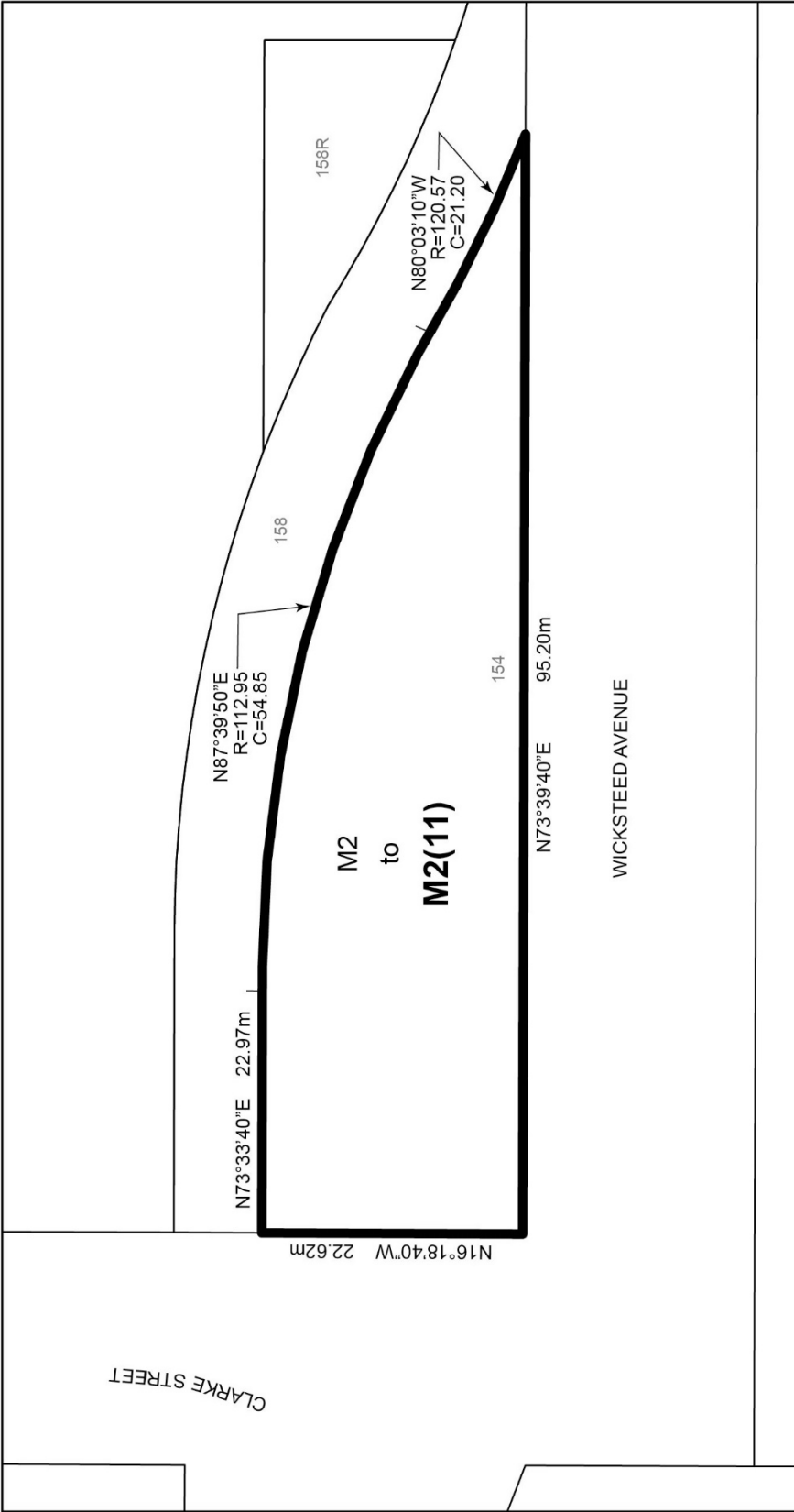
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on July 16, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



154 Wicksteed Avenue

File # 18 249444 NNY 26 02



Former Leaside By-law 1916
Not to Scale
02/10/2021

