

Authority: North York Community Council Item NY33.4,
adopted as amended, by City of Toronto Council on
July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 905-2022

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 155 and 165 Elm Ridge Drive.

Whereas Council of the City of Toronto has the authority to 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to R (f 31.0, d9.1, a1207) (x 127), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, to HT [64.5], ST [19], as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.2.10 Exception Number [127] so that it reads:

(127) Exception R 127

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 155 and 165 Elm Ridge Drive, if the requirements of By-law 905-2022 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;

- (B) Despite Regulation 10.5.40.10 (1), the height of a **building or structure** is the distance between Canadian Geodetic Datum elevation of 171.80 metres and the highest point of the **building or structure**;
- (C) Despite Regulations 10.10.20.10 (1) and 10.10.20.20 (1), a **Residential Care Home** in an **Apartment Building** is a permitted use and an **Apartment Building** with a maximum of 20 percent of the total **gross floor area** of the **building** devoted to non-residential uses is also a permitted use. On-site related ancillary uses for social, educational or skills training shall be permitted;
- (D) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 11,500 square metres;
- (E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 905-2022;
- (F) Despite (E) above, in addition to those elements listed in Regulations 10.5.40.10(2) and (3) and (4), and despite Regulations 10.5.40.10(4) and 10.10.50.10(8), (9) and (10), the following equipment and **structures** may project above the permitted maximum height of a **building**:
- i. mechanical penthouse or mechanical roof top unit, structures for noise attenuation, outside or open-air recreation, ornamental elements, and safety or wind protection, to a maximum of 6.5 metres;
 - ii. curbs, parapets, terrace and balcony guards and dividers, planters, and window washing equipment including those located on the roof of the building, to a maximum of 1.8 metres; and
 - iii. a projected box feature on the north elevation located a minimum of 6 metres and a maximum of 16 metres from grade.
- (G) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 905-2022;
- (H) Despite (G) above, in addition to the encroachments permitted in Regulation 10.5.40.60, the following elements may encroach into the required **building setbacks**:
- i. lighting fixtures, a projected box feature on the north elevation and landscape features, to a maximum of 0.7 metres;
 - ii. fences, retaining walls, canopy structure for bin path, planters to the lot lines; and
 - iii. pergolas to a maximum of 2.7m into the setback on the west side and 5.0 metres into the setback on the south side.

- (I) Despite Regulation 10.5.40.60, balconies and terraces shall not be permitted to project into the setback of the east or west side elevations;
- (J) Regulation 10.10.40.30 (1) (B) shall not apply;
- (K) Regulation 10.5.50.10 (4) shall not apply;
- (L) Despite Regulation 10.5.50.10(5), a soft landscaping strip along a lot line abutting another lot in the Residential Zone category is not required;
- (M) Despite Regulation 200.5.1.10 (2) (A), a maximum of 2 of the required **parking spaces** may have a length of 5.0 metres;
- (N) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, **parking spaces** must be provided and applicable as follows:
 - i) A minimum of 0.315 **parking spaces** for each **dwelling unit** for residents, staff and visitors, of which a minimum of 0.060 for each **dwelling unit** shall be provided for visitors.
- (O) Regulation 10.5.80.40(3), shall not apply;
- (P) Regulations 10.5.100.1 (1), (4), (5), shall not apply;
- (Q) Despite Regulation 220.5.10.1 (2), a minimum of one Type "G" **loading space** must be provided;
- (R) Clause 220.5.20.1, shall not apply;
- (S) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.46 metres;
- (T) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:
 - i) A minimum of 0.33 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
 - ii) A minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**.
- (U) Regulation 200.15.1 (4) Location of Accessible Parking Spaces shall not apply;
- (V) Despite regulation 230.40.1.20(2), a short-term bicycle parking space may be located more than 30 metres from a pedestrian entrance to the building on the lot; and

- (W) If the requirements of (B), (E) and (F) above are complied with, Section 2(1) with respect to the definition of grade and height, Section 4(2) and Section 6(3) of the City of Toronto By-law 438-86, shall not apply.

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

6. Despite any future severance, partition or division of the lands as shown on Diagram 1 of By-law 905-2022, the provisions of this By-law shall apply as if no severance, partition, or division occurred.

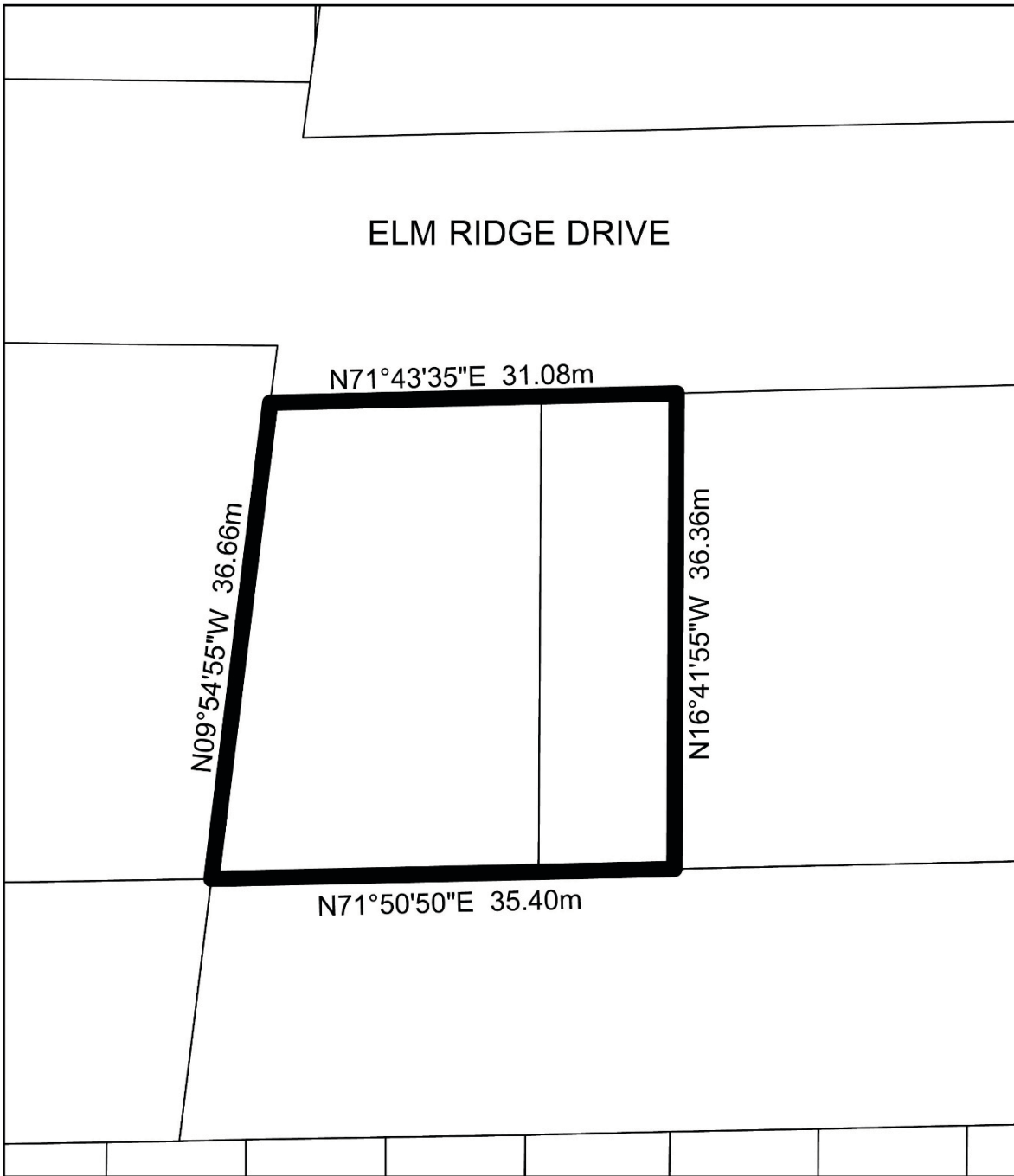
Enacted and passed on July 22, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

155 & 165 Elm Ridge Drive

File # 21 226926 NNY 08 0Z

Diagram 2

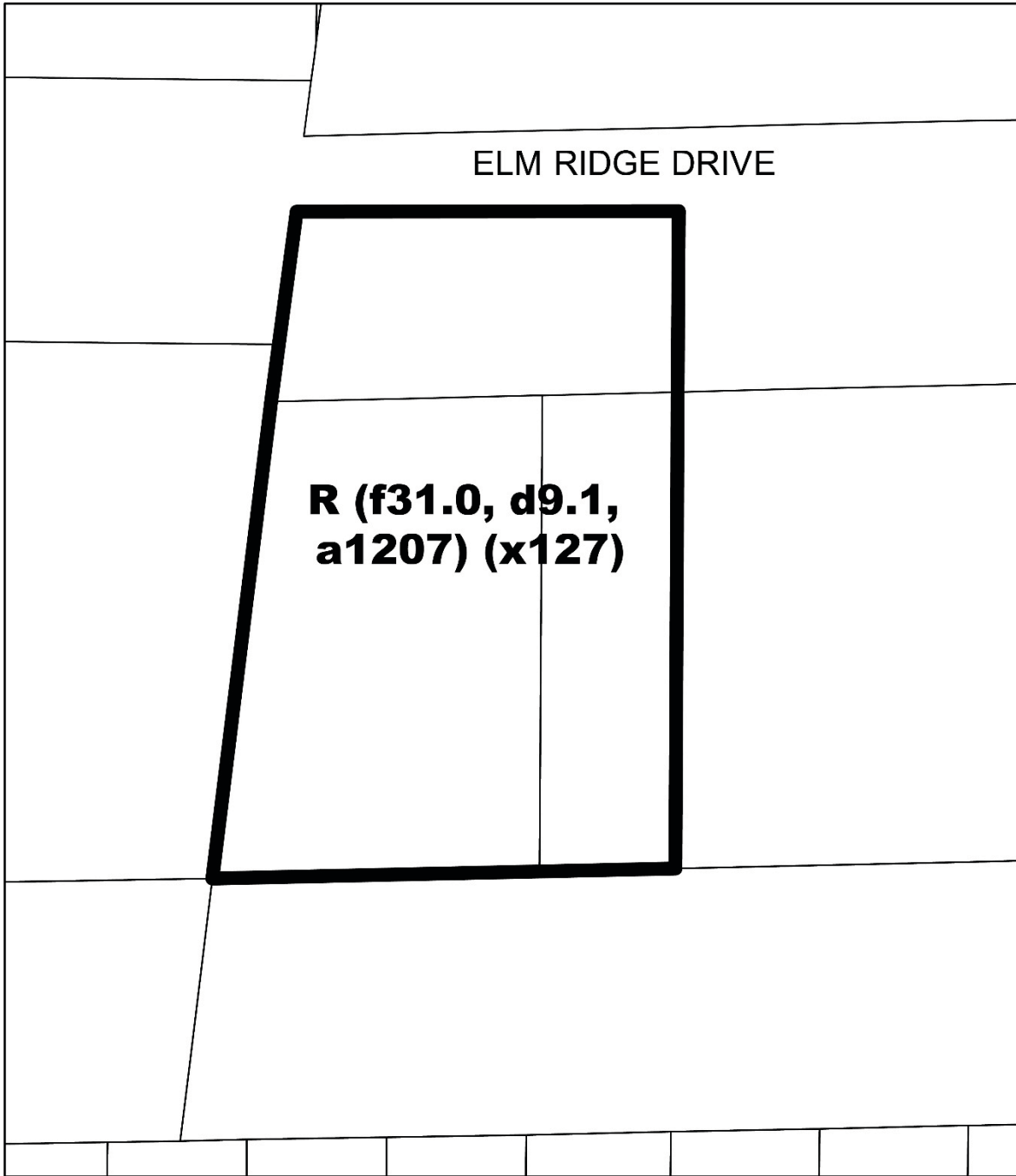


Diagram 3

