

Authority: North York Community Council Item
NY15.15, adopted as amended by City of Toronto Council
on July 24 and 25, 2024
City Council voted in favour of this by-law on October 10,
2024
Written approval of this by-law was given by Mayoral
Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1041-2024

To amend former North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2023 as 6035 Bathurst Street.

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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality 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 in the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law (the "lands").
2. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedule "1" of this By-law.
3. Section 64.20-A of By-law 7625 of the former City of North York, as amended, is further amended by adding the following subsection:

64.20-A (299) RM6(299)

DEFINITIONS

- (a) For the purposes of this exception, the following definitions shall apply:
 - (i) "established grade" shall mean the geodetic elevation of 190.70 metres.
 - (ii) "green roof" shall mean an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code.

- (iii) "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any fully enclosed areas used as balconies, but excluding:
- i. Parking, loading and bicycle parking below established grade;
 - ii. Required loading spaces at the ground level and required bicycle parking spaces at or above established grade;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms and fresh air shafts in the basement;
 - iv. Shower and change facilities for required bicycle parking spaces;
 - v. Indoor amenity space required by this by-law;
 - vi. Elevator shafts;
 - vii. Garbage shafts;
 - viii. Mechanical penthouse; and
 - ix. Exit stairwells in the building.

PERMITTED USES

- (b) In addition to the permitted uses in section 20-A.1(a), the following uses shall be permitted:
- (i) a temporary sales centre; and
 - (ii) artist studio, automated banking machine, custom workshop, day nursery, eating establishment, education use, financial institution, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, retail store, retail service, service shop, take-out eating establishment.

MAXIMUM GROSS FLOOR AREA

- (c) The maximum gross floor area for the lands shall not exceed 15,600 square metres of which:
- (i) A maximum **gross floor area** for residential uses of 15,500 square metres is permitted; and
 - (ii) A minimum **gross floor area** for non-residential uses of 65 square metres is required.

MAXIMUM LOT COVERAGE

- (d) The maximum permitted lot coverage for any building erected on the lands shall be 52 percent.

YARD SETBACKS

- (e) The minimum yard setbacks for all buildings shall be as shown on Schedule RM6(299).
- (f) No part of any building or structure erected or used above finished ground level shall be located otherwise than wholly within the area delineated by the heavy lines of Schedule RM6(299).
- (g) Notwithstanding Section 6(9) of the By-law and except where a heavy line on Schedule "RM6(299)" is contiguous with a boundary of the site, nothing in Section 6(9) shall prevent the following building elements or structures from projecting beyond the heavy lines on Schedule RM6(299):
 - (i) communication equipment, cornices, lighting fixtures, ducts, eaves, energy devices, fences, guardrails, landscape and public art features, lighting fixtures, ornamental or architectural elements, pipes, planters, satellite dishes, terrace guards, vents, wind protection, windowsills, and window washing equipment, by a maximum of 1.5 metres;
 - (ii) wind mitigation features including canopies and awnings, by a maximum of 3.0 metres; and
 - (iii) balconies, by a maximum of 2.0 metres;
 - i. Notwithstanding (iii) above, balconies must be setback a minimum of 2.2 metres from the front yard lot line.

BUILDING HEIGHT

- (h) The building height, measured from established grade, shall not exceed the maximum heights shown on Schedule RM6(299).
- (i) For the purposes of this exception, a mechanical penthouse containing indoor and outdoor amenity space does not constitute a storey.
- (j) Notwithstanding (h) above, the following elements may project beyond the maximum building height:

- (i) elements on the roof of the building or structure used for green roof technology, elevator overrun, window washing equipment, safety anchors, lightning rods, safety railings, guard rails, railings, terraces, patios, landscape features, parapets, terrace guards, landscape planters, ladders, garbage chute vents, balustrades, ornamental or architectural features, by a maximum of 3.0 meters;
- (ii) structures on any roof used for maintenance or wind mitigation purposes, by a maximum of 3.0 metres;
- (iii) satellite dishes, antennae, acoustical barriers, signage, cabanas and trellises, by a maximum of 3.5 metres; and
- (iv) mechanical penthouses or rooftop mechanical equipment and screening, by a maximum of 6.0 metres.

PARKING

- (k) Parking spaces shall be provided within the site in accordance with the following requirements:
 - (i) A minimum of 2 plus 0.05 residential visitor parking spaces for each dwelling unit;
 - (ii) A maximum of 1.0 spaces for the first 5 units and 0.10 residential visitor parking spaces for each dwelling unit;
 - (iii) A maximum of 0.7 spaces for each bachelor dwelling unit;
 - (iv) A maximum of 0.8 spaces for each one bedroom dwelling unit;
 - (v) A maximum of 0.9 spaces for each two bedroom dwelling unit; and
 - (vi) A maximum of 1.1 spaces for each three or more bedroom dwelling unit.

BICYCLE PARKING SPACES

- (l) Bicycle parking spaces shall be provided in accordance with the following requirements:
 - (i) For residents: a minimum of 0.68 bicycle parking spaces per dwelling unit; and
 - (ii) For visitors: a minimum of 0.07 bicycle parking spaces per dwelling unit.

LANDSCAPED OPEN SPACE

- (m) A green roof shall be considered soft landscaping.

INDOOR AMENITY AREA

- (n) A minimum of 1.7 square metres per dwelling unit of indoor amenity area is required.

OUTDOOR AMENITY AREA

- (o) A minimum of 2.0 square metres per dwelling unit of outdoor amenity area is required.
3. The provisions of Section 6A(2)(a), 15.8, and Section 20-A.2 shall not apply.
4. Notwithstanding any existing or future severance, partition, or division of the site, the provisions of this By-law shall continue to apply to the whole of the site as if no severance, partition, or division occurred.
5. Section 64.20-A of By-law 7625 is amended by adding Schedule "RM6(299)" attached to this By-law.

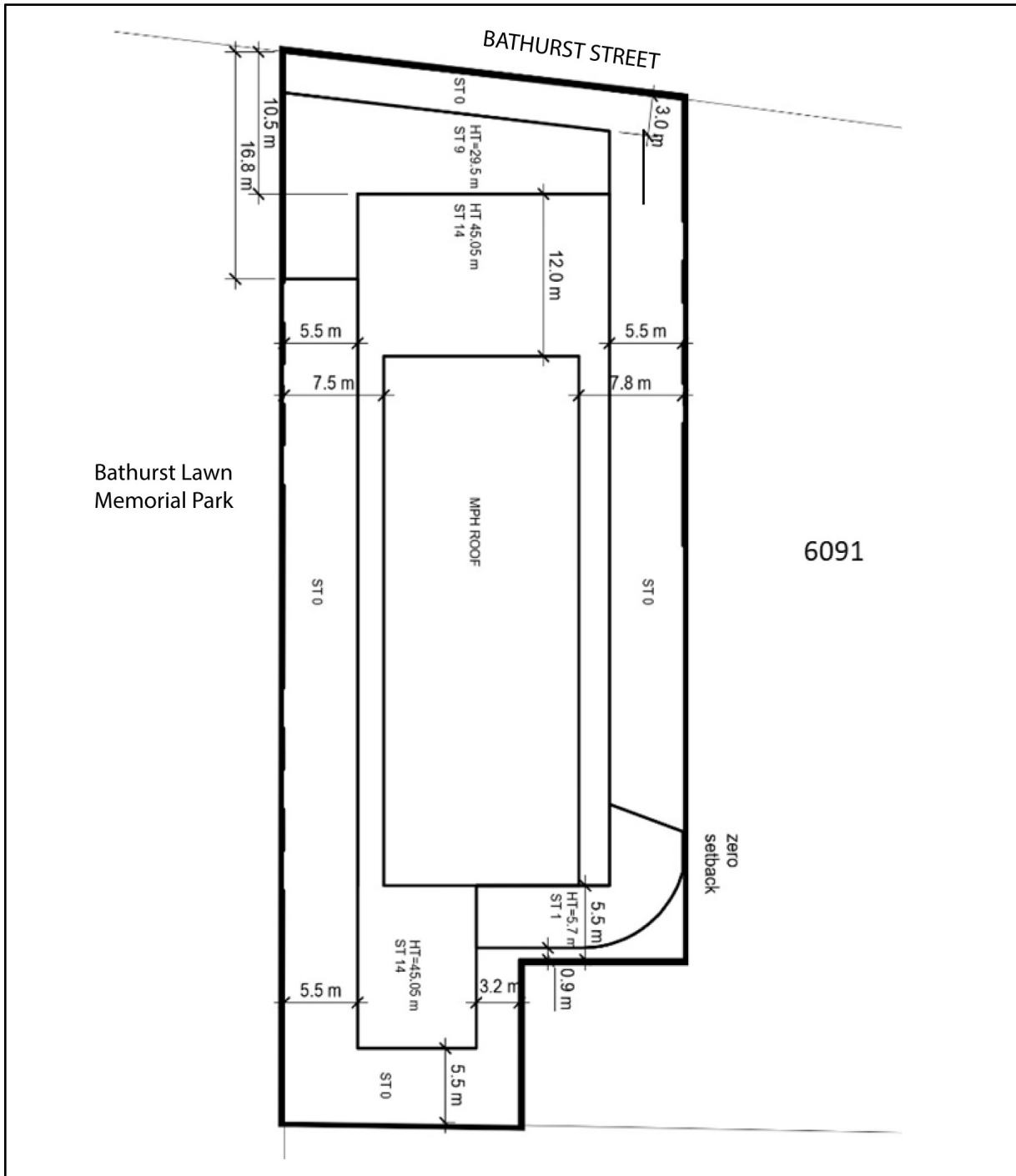
Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)





Toronto
Schedule RM6(299)

6035 Bathurst Street

File # 20 233478 NNY 18 OZ



Former City of North York By-law 7625
Not to Scale
09/30/2024