

**Attachment 7: Draft Zoning By-law Amendment (Former City of North York Zoning By-law No. 7625)**

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. 7625, as amended,  
With respect to the lands municipally known as,  
3101 and 3157 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

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

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are hereby amended in accordance with Schedule 1 of this By-law.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

**64.20-A (205) RM6 (205)**

**DEFINITIONS**

- (a) For purposes of this exception, “Established Grade” shall mean the elevation as fixed by the municipality at the centre line of the street at the midpoint of the front lot line, being the geodetic elevation of 181.28 metres.
- (b) For the purposes of this exception, “Site” shall mean the lands zoned RM6(205) for the purpose of paragraph (aa) of this exception.

- (c) For the purposes of this exception, “Retirement Residence” means living accommodation for residents in a semi-independent living arrangement, other than a senior’s community house or apartment house dwelling, provided there is:
- a. A maximum of two persons per Retirement Residential Unit;
  - b. Office accommodations for one or more staff persons, one or more common lounges and dining areas; and
  - c. Dining facilities shared by all residents.
- (d) For the purposes of this exception, “Retirement Residential Unit” means living accommodation in a Retirement Residence, for a maximum of two persons per unit, which shall include at least one room and sanitary conveniences, and which may contain only partial culinary facilities but without a 220 volt electrical service for a stove connection.

#### **PERMITTED USES**

- (e) The following uses shall be permitted:
- (i) Retirement Residence and uses accessory thereto
  - (ii) **Business Offices**; and
  - (iii) **Professional Offices**.

#### **USE QUALIFICATIONS**

- (f) Business Offices and Professional Offices will be located only on floors above the 6<sup>th</sup> floor of the building.

#### **EXCEPTION REGULATIONS**

##### **Dwelling Units**

- (g) A maximum of 180 Retirement Residential Units shall be permitted.

##### **Lot Coverage**

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

##### **Yard Setbacks**

- (i) The minimum Yard Setbacks for Buildings and Structures above Established Grade shall be shown on Schedule “RM6 (205)”.

- (j) Notwithstanding (j) above, the following elements shall be permitted to project beyond the building envelope shown on Schedule “RM6 (205)”:
  - (i) canopies, eaves, cornices, lighting fixtures, fences, safety railings, trellises, balustrades, chimneys, vents, wheelchair ramps, retaining walls, landscape features, ornamental structures, walkways, stairs, covered stairs and/or stair enclosures associated with an entrance or exit from an underground parking garage, stair landings, decks, planters, public art features, underground garage ramps and associated structures, parapets and safety or wind protection.
- (k) Notwithstanding (j) above, the minimum Yard Setbacks for Parking Structures and Structures associated thereto above and below Established Grade shall be 0.0 metres from any property line.

### **Gross Floor Area**

- (l) A maximum Gross Floor Area of 15,475 square metres shall be permitted on the lot, of which, a maximum of 4,250 square metres shall be permitted for non-residential uses.

### **Building Height**

- (m) The Building Height shall not exceed the maximum height in storeys or metres above Established Grade as shown on Schedule “RM6 (205)”.
- (n) Notwithstanding (m) above, the following elements shall be permitted to exceed the noted Building Height limit on Schedule “RM6 (205)”:
  - (i) trellises, aircraft warning lights, window washing equipment;
  - (ii) parapets extending to a maximum vertical projection of 1.1 metres;
  - (iii) roof access enclosures and mechanical room and structures shall be permitted to exceed the noted height limit on Schedule “RM6 (205)” to a maximum vertical projection 5.5 metres.

### **Landscaping**

- (o) The provisions of Section 15.8 (Landscaping) shall not apply.

### **Recreational Amenity Area**

- (p) A minimum of 1.5 square metres per Retirement Residence Unit of indoor amenity space shall be provided on the Lot.
- (q) A minimum of 120 square metres of outdoor amenity space shall be provided on the Lot.

**Parking**

- (r) Parking for residential uses within the Lot shall be provided at a rate of a minimum of 0.4 Parking Spaces per Retirement Residence Unit, of which, 0.2 parking spaces per dwelling unit shall be for the use of visitors.
- (s) Parking for non-residential uses within the Lot shall be provided in accordance with By-law 7625.
- (t) All required Parking Spaces will be provided below grade.

**Loading**

- (u) A minimum of one “Type-G” loading space shall be provided.
- (v) An additional “Type-G” loading space shall be provided if the non-residential Gross Floor Area exceeds 2,450 square metres.

**EXCLUSIONS**

- (w) The provisions of 6A(8)(c) and (d) (Parking Regulations for RM Zones other than RM2 Zones) and 6A(16)(Loading Space Requirements) shall not apply.

**SECTION 37**

- (x) The owners of the lands shown on Schedule “RM6(205)” shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner’s expense and in accordance with, and subject to, the agreements referred to above, shall provide or fund the following facilities, services and matters on terms satisfactory to the City of Toronto in exchange for the increased height and density hereinafter set out.
  - (i) Prior to the issuance of any above-grade building permit, a monetary contribution of \$215,000 which shall be used towards the improvement of Woburn Park.

**DIVISION OF LANDS**

- (y) Notwithstanding any existing or future severance, partition or division of the lands shown on Schedule “RM6(205)”, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

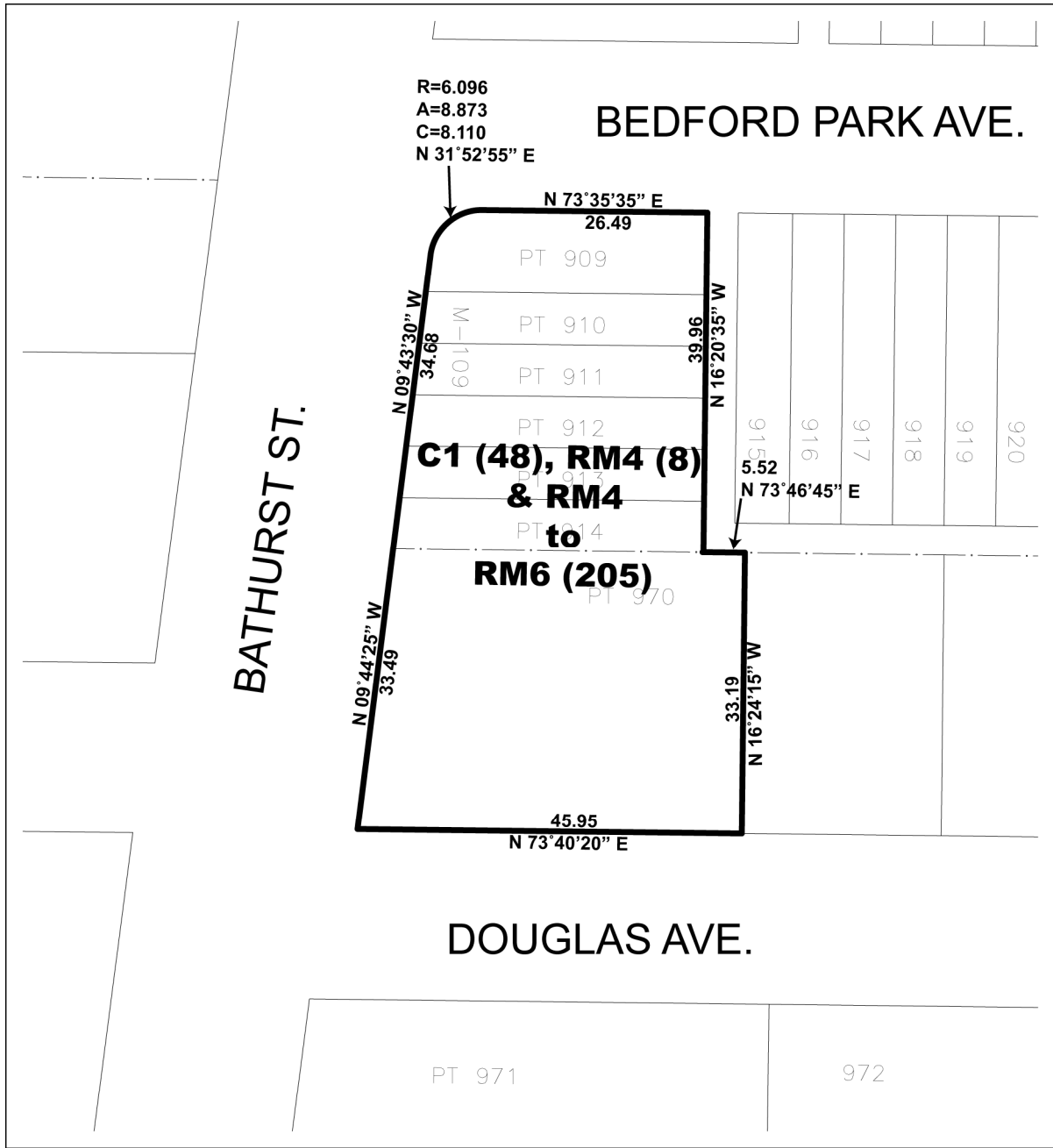
- (z) Notwithstanding any existing or future severance, partition or division of the lands shown on Schedule "RM6 (205)", the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6 (205)" attached to this By-law.
4. Within the lands shown on Schedule "RM6(205)" 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 this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



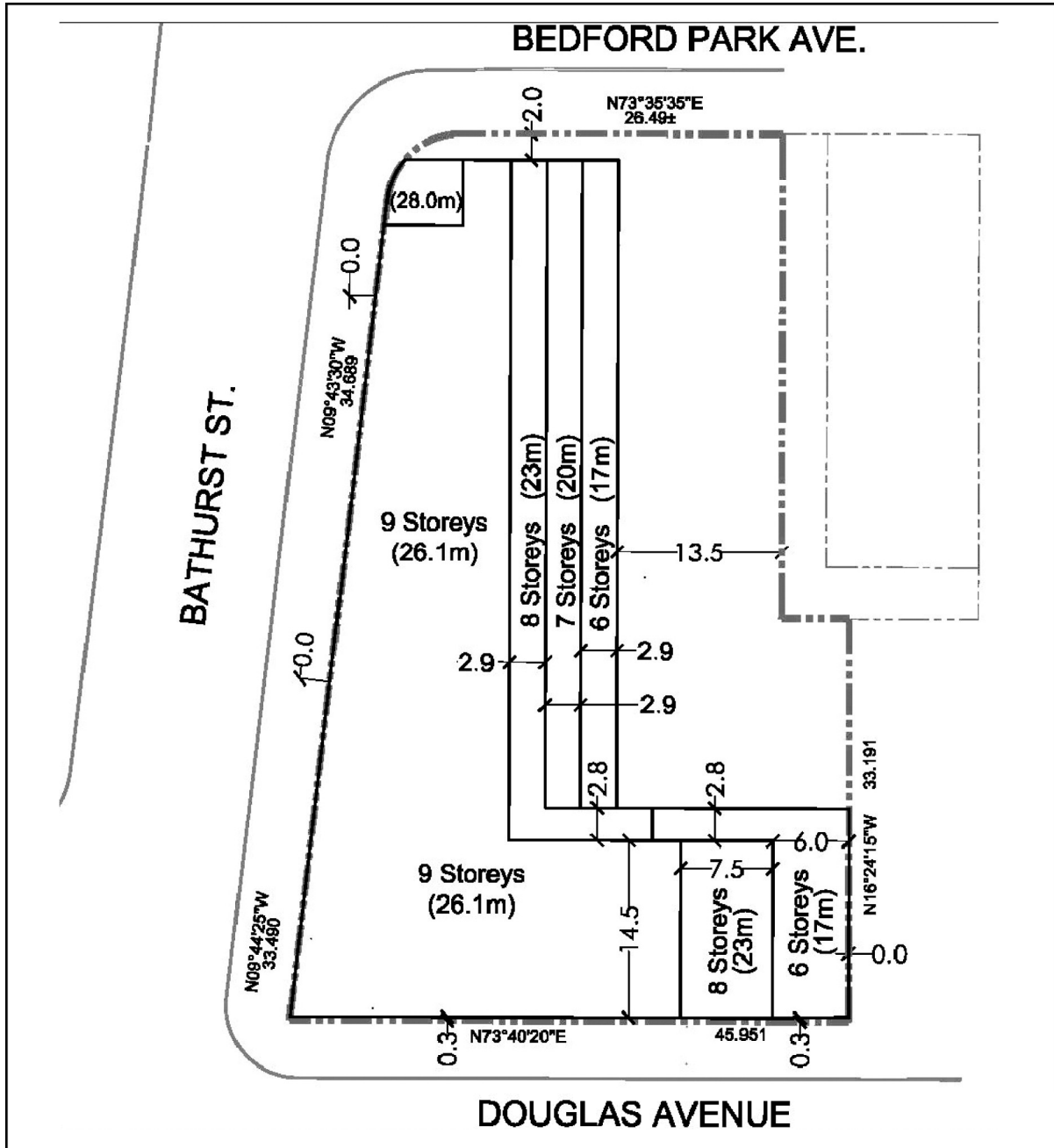
**Schedule 1**

Part of Lot 970 Registered Plan 1537 York and  
 Part of Lots 908, 910, 911, 912, 913 & 914 Plan M - 109, City of Toronto.  
 KRCM/TR Ltd. December 09, 2008.  
 Date: 06/01/2011  
 Approved by: C.F.

File # 07 132192 NNY 16 0Z



Not to Scale



Schedule RM6 (205)

From Applicant's Drawing.

File # 07 132192 NNY 16 0Z

Date: 06/01/2011  
 Approved by: C.F.

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