

Attachment 11: Draft Zoning By-law No. 7625 Amendment

Authority: North York Community Council Item NY10.37, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

Bill No.

BY-LAW No. -2015

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 12-18 Marquette Avenue and 7 Carhartt 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 enacts:

1. Schedules "B" and "C" of the By-law 7625 of the former City of North York are amended in accordance with Schedule "1" of the By-law.
2. Section 64.20 of the By-law 7625 is amended by adding the following subsection:

"64.20 (28) RM5 (28)"

DEFINITIONS

- a) For the purpose of this exception "Established Grade" shall mean a geodetic elevation of 183.24.
- b) For the purpose of this exception "Site" shall mean the lands identified on Schedule 1, comprising an area of 2691m².
- c) For the purpose of this exception "Apartment House Dwelling" shall mean a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area.

PERMITTED USES

- d) The only permitted uses shall be an Apartment House Dwelling and accessory uses thereto.

EXCEPTION REGULATIONS

- e) Number of Dwelling Units
 - i) A maximum of 48 dwelling units shall be permitted on site.

- f) Setbacks
 - i) The minimum yard setbacks for the buildings and structures above established grade shall be shown on Schedule "RM5 (28)".
 - ii) Despite subsection (f)(i), steps and retaining walls are permitted to encroach into a required setback.
- g) Gross Floor Area
 - i) A maximum gross floor area of 4722m² shall be permitted on site.
- h) Building Height
 - i) The maximum permitted height for a building or structure is 15.7 metres above established grade and 4 storeys.
- i) Lot Coverage
 - i) The maximum permitted lot coverage is 44%.
- j) Parking
 - i) Provide parking in accordance with the following requirements:
 - Bachelor Units: 0.7 spaces per unit;
 - 1-Bedroom Units: 0.8 spaces per unit;
 - 2-Bedroom Units: 0.9 spaces per unit;
 - 3-Bedroom Units: 1.1 spaces per unit; and
 - Visitor Spaces: 0.15 spaces per unit.
 - ii) The required parking must be located in the residential building;
 - iii) No accessible parking is required on site;
 - iv) Access to parking shall be provided from Marquette Avenue.
- k) Bicycle Parking
 - i) Residential bicycle parking spaces must be provided at a minimum rate of 0.75 long term bicycle spaces for each dwelling unit and 0.07 short term bicycle parking spaces for each dwelling unit.
 - ii) Visitor bicycle parking spaces must be provided at a minimum rate of 0.1 for each dwelling unit.
- l) Loading

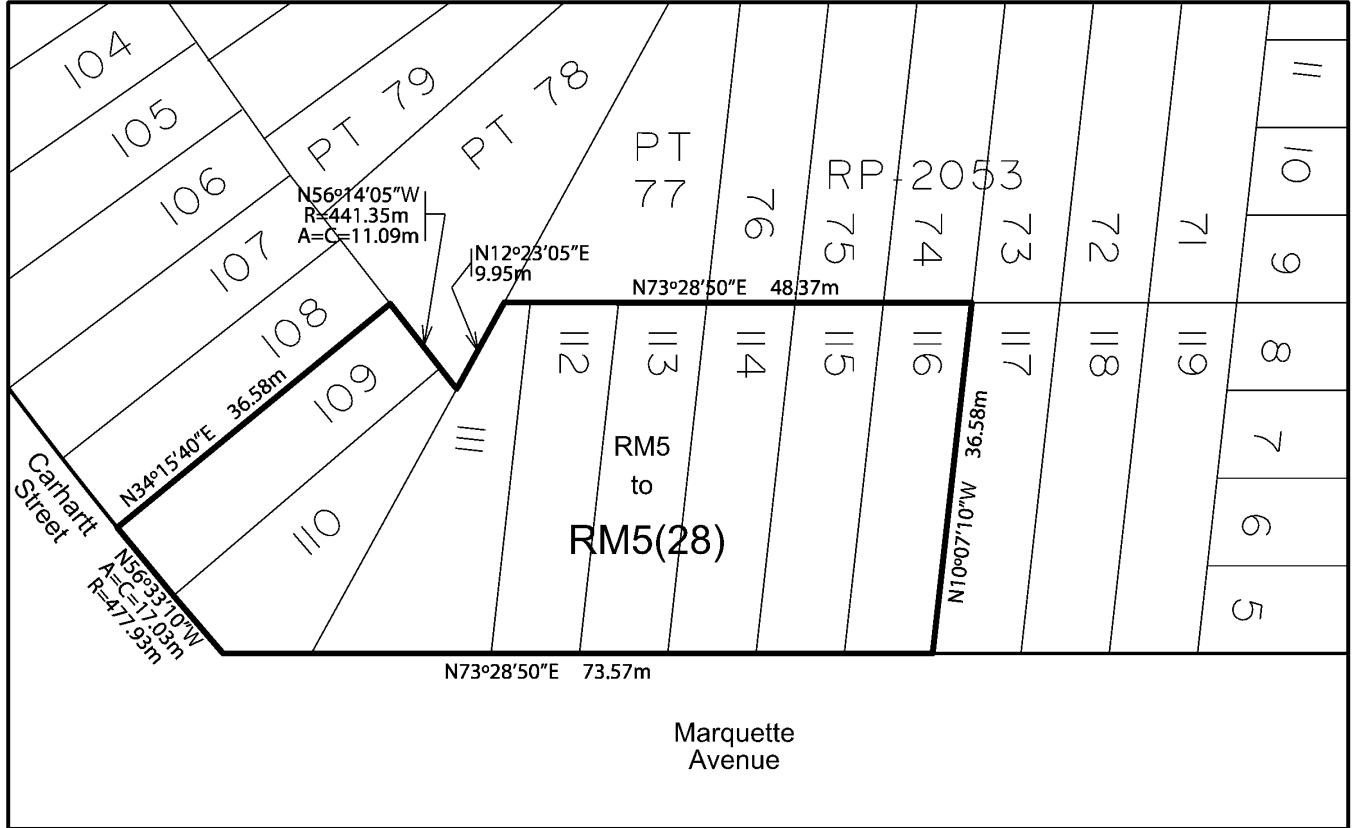
- i) One Type G loading space shall be provided with dimensions of 13.0m length, 4.0m in width and 6.1m of vertical distance.
- m) Landscaping
 - i) A minimum of 33% of landscaping on site must be soft landscaping.
- n) Exclusions
 - i) Section 15 General Provisions for Multiple-Family Dwelling Zones (RM) shall not apply.
 - ii) The provisions of 20.2.1 Lot Area, 20.2.2 Lot Coverage, 20.2.3 Street Frontage, 20.2.4 Yard Setbacks, 20.2.5 Floor Area and 20.2.6 Building Height shall not apply.
- 3. Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.
- 4. Within the lands shown on Schedule 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 (**leave blank - clerk to insert the date**), 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Lots 109 to 116 inclusive, R.P. 2053, City of Toronto
 Young & Young Surveying Inc.
 Date: 09/01/2015
 Approved by: V. Cavello

File # 14 182666 NNY 15 02



