

Attachment 12: Draft Zoning By-law 569-2013 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 Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 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. 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 No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section respecting the lands outlined by heavy black lines to RMx510, as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number RMx510 so that it reads:

Exception RM 510

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- a) The only permitted use is an apartment building and ancillary uses.
- b) A maximum of 48 dwelling units are permitted.
- c) The minimum lot frontage, side yard setbacks, and rear yard setbacks for the building and structure above ground are shown on Diagram 2 and 3 of By-law [## to be inserted by Clerks].
 - i) Despite subsection (c), steps and retaining walls are permitted to encroach into a required setback.

- d) The maximum permitted gross floor area is 4722 square metres.
- e) Height is measured from the Canadian Geodetic Datum elevation of 183.24 metres, and the highest point of the building or structure.
- f) The maximum permitted height for a building or structure is 15.7 metres and 4 storeys.
- g) The maximum permitted lot coverage is 44%.
- h) Parking spaces must be provided 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.
- i) The required parking spaces must be located in the residential building.
- j) No accessible parking spaces are required.
- k) Access to the parking spaces must be provided from Marquette Avenue.
- l) 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.
- m) Visitor bicycle parking spaces must be provided at a minimum rate of 0.1 for each dwelling unit.
- n) One Type G loading space must be provided with minimum dimensions of 13.0 metres in length, 4.0 metres in width and 6.1 metres of vertical distance.
- o) A minimum of 33% of soft landscaping on site must be provided.
- p) 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.
- q) Within the lands shown on Diagram 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:
 - (i) all new streets have been constructed to a minimum of base curb and base asphalt and are connected to an existing street; and

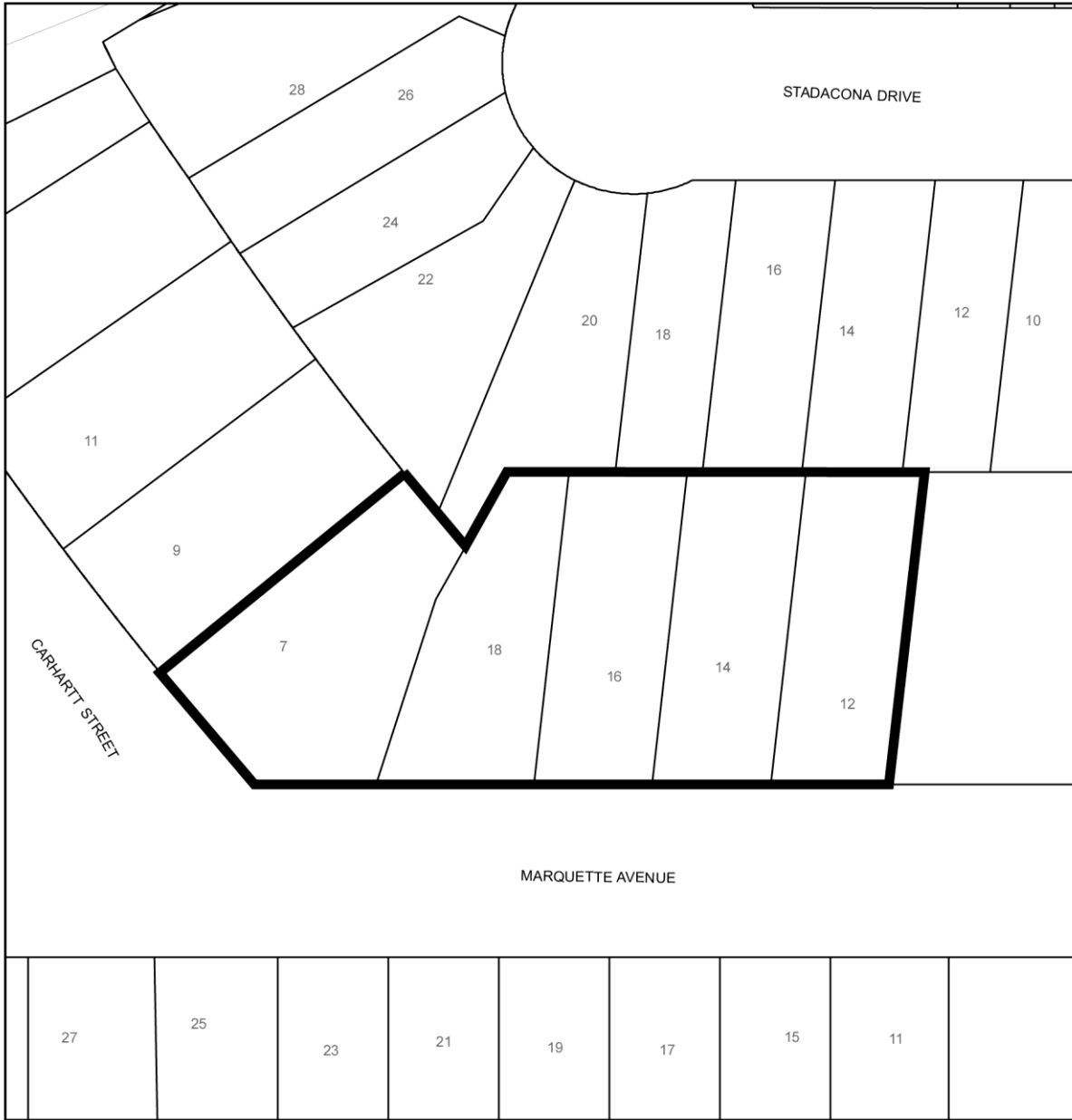
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Prevailing By-laws and Prevailing Sections: (None Apply).
Enacted and passed on **(leave blank - clerk to insert the date)**, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



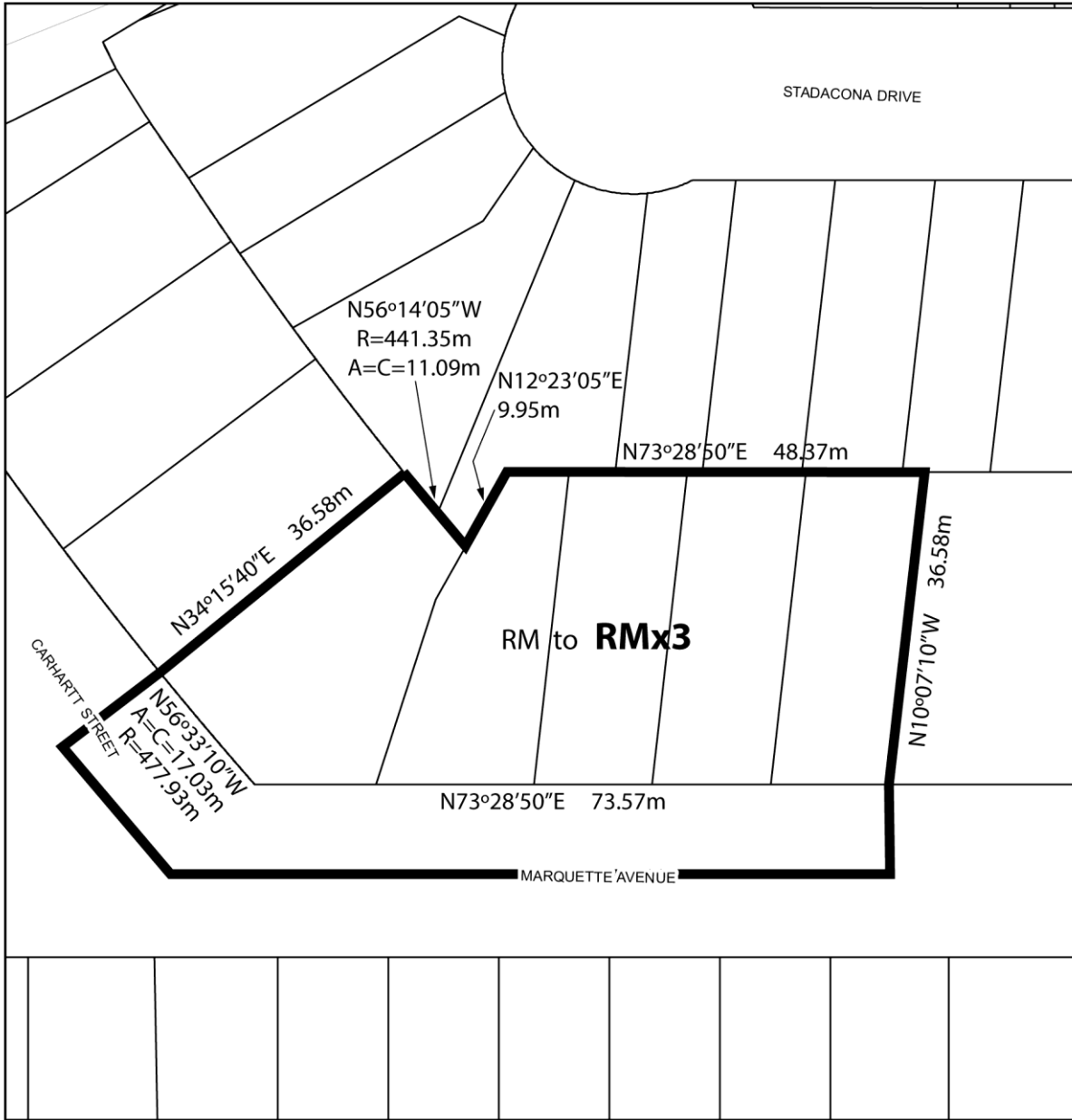
 **TORONTO** City Planning
Diagram 1

12-18 Marquette Avenue & 7 Carhartt Street

File # 14 182666 NNY 15 0Z

Approved by: V. Covello


City of Toronto By-Law 569-2013
Not to Scale
08/27/2015



 **TORONTO** City Planning
Diagram 2

12-18 Marquette Avenue & 7 Carhartt Street

File # 14 182666 NNY 15 0Z

Approved by: V. Covello


City of Toronto By-Law 569-2013
Not to Scale
09/02/2015

