

**2 Bicknell Avenue – Zoning By-law Amendment
Application – Final Report**

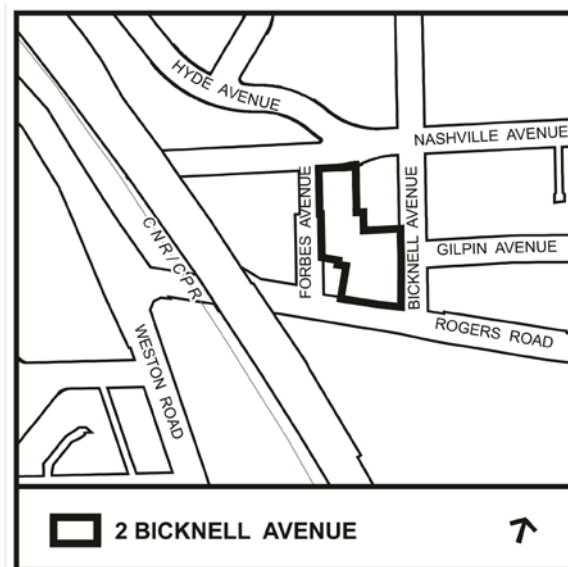
Date:	November 6, 2015
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 12 – York South-Weston
Reference Number:	13 281986 WET 12 OZ

SUMMARY

This application proposes to amend City of Toronto Zoning By-law 569-2013 and former City of York Zoning By-law No. 1-83 to permit the development of two 3 storey stacked townhouse blocks and a 4 storey apartment building. It would contain 32 stacked townhouse units and 31 apartment units for a total of 63 residential units. A total of 71 surface parking spaces and one loading space servicing the apartment building would be provided. The development would provide both indoor and outdoor recreation space for residents of the apartment building. Build Toronto is the owner of the property. This proposed development would be the first in the organization's development portfolio to provide a funding contribution to homebuyers, by offering home ownership assistance loans.

The proposed development and its implementing site specific amendments to the Zoning By-laws are consistent with the 2014 Provincial Policy Statement and conform to the Provincial Growth Plan and City of Toronto Official Plan.

This report reviews and recommends approval of the application to amend the Zoning By-laws.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 2 Bicknell Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5, to the report of the Director of Community Planning, Etobicoke York District dated November 6, 2015.
2. City Council amend the former City of York Zoning By-law No. 1-83 for the lands at 2 Bicknell Avenue substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 6, to the report of the Director of Community Planning, Etobicoke York District dated November 6, 2015.
3. City Council authorize the City Solicitor and the Chief Planner and Executive Director, City Planning Division to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be needed to ensure conformity with the attached schedules.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A Preliminary Report outlining the subject application was considered by Etobicoke York Community Council at its meeting held on April 8, 2014. The Preliminary Report can be viewed at: <http://www.toronto.ca/legdocs/mmis/2014/ey/bgrd/backgroundfile-67557.pdf>.

ISSUE BACKGROUND

Proposal

This application proposes to amend City of Toronto Zoning By-law 569-2013 and former City of York Zoning By-law No. 1-83, to permit the development of two 3 storey stacked townhouse blocks (Buildings B and C) and one four-storey apartment building (Building A) at 2 Bicknell Avenue (see Attachment 1: Site Plan). The proposed development would contain a total of 63 dwelling units and 71 surface parking spaces.

The residential gross floor area would be 5,763 m² which would represent an FSI of 1.16 times the lot area. Vehicular access to the site is proposed from both Nashville Avenue to the north and Forbes Avenue to the west. Of the 63 units proposed, the apartment building (Building A) would contain a total of 31 units (17 one-bedroom and 14 two-bedroom units) with balconies. The proposed height of Building A is approximately 15 m.

Townhouse block one (Building B) would contain a total of 22 units (4 one-bedroom and 18 two-bedroom units). Lower units would have grade related patios and the upper units would have access to roof top terraces. The proposed height of Building B is approximately 11 m. Townhouse block two (Building C) would contain a total of 10 units (2 one-bedroom and 8 two-bedroom units). Lower units would also have access to grade related patios with upper units having access to roof top terraces. The proposed height of Building C is approximately 12 m (see Attachments 2a-2d: Perspectives).

This Build Toronto proposal is the first in the organization's development portfolio to provide a funding contribution to homebuyers in the form of a home ownership assistance loan. The funding model is a joint venture facilitated by Build Toronto and the City of Toronto that would assist up to 50% of the homebuyers in this development. These home ownership loans will assist qualifying purchasers by providing an opportunity to achieve their goal of owning a home. The loans are interest free and have no monthly payments, essentially providing home buyers with a contribution to their down payment.

Site and Surrounding Area

The proposed development parcel is located in the northeast quadrant of Weston Road and Rogers Road and is surrounded by Bicknell Avenue, Rogers Road, Forbes Avenue and Nashville Avenue. The site is approximately 0.49 ha in size and is irregular in shape. The site is also generally a corner lot with a frontage of approximately 66 m on Bicknell Avenue and 51 m on Rogers Road. Additional site dimensions include a frontage of approximately 73 m on Forbes Avenue and 18 m on Nashville Avenue. Excluded from this irregular development site are two parcels of land: one located at the northeast corner of Forbes Avenue and Rogers Road, which is occupied by an autobody shop and a take-out restaurant; and the other consisting of eight residential properties along Bicknell Avenue and Nashville Avenue.

The site is occupied by a former Toronto Transit Commission (TTC) bus turning loop (Bicknell Loop) and contains a one-storey building utilized for garage and office space. The site is also being used for parking and open storage.

Surrounding land uses in the area are as follows:

North: Single detached and semi-detached dwellings, and the George Harvey Collegiate Institute.

South: Retail/commercial plaza and a mid-rise apartment building.

East: Single and semi-detached dwellings, a retail establishment with residential above and a mid-rise apartment building.

West: A low-rise apartment building at 25 Nashville Avenue, auto service establishments and light industrial uses.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The majority of the subject site is designated *Neighbourhoods* on Land Use Map 17 in the Official Plan. However, a portion of the site along the Rogers Road frontage is designated *Mixed Use Areas* on Land Use Map 17.

Neighbourhoods are considered physically stable areas comprised of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*. In *Neighbourhoods*, development must be sensitive, gradual and generally "fit" the existing physical character by respecting and reinforcing the general physical patterns in the neighbourhood.

Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single or mixed use buildings, as well as parks and open spaces and utilities. In *Mixed Use Areas*, development will create a balance of high quality uses that reduce automobile dependency and meet the needs of the local community. *Mixed Use Areas* are to provide an attractive, comfortable and safe pedestrian environment, new jobs and homes, take advantage of nearby transit services and provide good site access, circulation and an adequate supply of parking for residents and visitors.

Zoning

The site is subject to various zoning provisions under former City of York Zoning By-law No. 1-83 and the current City of Toronto Zoning By-law 569-2013.

City-wide Zoning By-law 569-2013 applies to the southeast portion of the site along the Rogers Road frontage and zones this portion CR 2.0(c2.0; r2.0) SS2 (Commercial Residential Zone), which permits commercial, residential, retail, cultural, entertainment and recreational uses, including apartment buildings to a maximum height of 15 m or five

storeys. The site is also subject to Development Standard Set 2 under Zoning By-law 569-2013, which provides design related standards for development on the City's avenues and main streets (see Attachment 3a: Zoning). This City-wide Zoning By-law remains under appeal at the Ontario Municipal Board.

The former City of York Zoning By-law No. 1-83 applies to the whole property. Under this By-law, the western portion of the site is zoned CE (Commercial Employment Zone) and the eastern portion of the site is zoned LCR (Local Commercial/Residential Zone) (see Attachment: 3b Zoning). The CE Zone permits industrial, office, retail, employment and recreational uses, public garage, theatre and day nursery. The LCR Zone permits residential, commercial, retail and recreational uses, nursing home, office, theatre, commercial school, public garage and certain institutional uses.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

Reasons for Application

A Zoning By-law Amendment is required to permit the proposed development as the CE (Commercial Employment Zone) zoning applying to the western portion of the site does not permit residential uses, and to provide for appropriate development standards.

Community Consultation

A community consultation meeting was held on June 16, 2014 at the York Civic Centre. The meeting was attended by Councillor Di Giorgio, the applicant, Planning staff and approximately 10-15 area residents.

Issues and concerns raised by the residents included:

- Construction debris, staging and timing;
- Increased noise resulting from the construction;
- Increased traffic in the neighbourhood;
- Location of the proposed garbage area and site servicing; and
- Adequacy of parking

Since this meeting, the applicant has worked with City staff to address the concerns raised by residents, City divisions and outside agencies.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the 2014 PPS. It would accommodate residential infill growth through intensification, supporting the policy objectives related to focusing growth in existing settlement areas. The proposal would also support efficient land use, reduce land consumption related to residential development and make efficient use of infrastructure.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. In this case, Section 2.2.2 of the Growth Plan states that population and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification. As this site is located in a built up area, and the proposal is intensifying the use of land for housing, the proposal conforms and does not conflict with the Growth Plan.

Land Use

The site has dual designations in the Official Plan with *Mixed Use Areas* applying to the portion of the site fronting Rogers Road and *Neighbourhoods* applying to the rear portion of the property. Staff are of the opinion the proposed mid-rise apartment building fronting Rogers Road conforms to the *Mixed Use Areas* designation and its development criteria, and is supportive of the built form policies within the Official Plan. Staff are also of the opinion that the proposed stacked townhouse development to the rear of the site conforms to the *Neighbourhoods* designation and its development criteria, and is supportive of the built form policies within the Official Plan. The proposed development would positively contribute to the local streetscape and pedestrian environment through an upgraded streetscape design.

Density, Height and Massing

The Official Plan requires development to comply with criteria pertaining to appropriate built form, location, massing and transition between land use designations. The intent of these policies is to facilitate attractive, comfortable and safe pedestrian environments and provide compatibility of new development with surrounding land use designations.

Built Form policies for *Mixed Use Areas* in the Official Plan require new development proposals to minimize the impact of building density, height and massing on its surroundings through: proper design and framing of street edges in order to create comfortable sun and wind conditions; placing main building entrances so they are directly visible and accessible from the public sidewalk; providing opportunity for active ground floor uses with views and access to adjacent streets, parks and open spaces; and screening and organizing servicing and vehicular access to minimize impacts on the site and its surroundings.

Built form policies for *Neighbourhoods* in the Official Plan are intended to respect and reinforce the existing physical character of the neighbourhood. The character of the neighbourhood is determined by reviewing: height, massing, scale and dwelling type of nearby residential properties; prevailing building types; and established setbacks of buildings from streets.

The application proposes a density of 1.1 FSI and maximum height of 15 metres for the apartment building fronting Rogers Road and 11 and 12 metres for the townhouse blocks. These heights are consistent and compatible with the existing surrounding residential development.

The proposed density and maximum building heights are also consistent with the *Mixed Use Areas* and *Neighbourhoods* policies in the Official Plan and with the zoning of surrounding properties.

The proposed massing of the development conforms to the policies of the Official Plan with height tapering down from 4 storeys along Rogers Road to 3 storeys at the rear of the property along Nashville Avenue.

Servicing

A Functional Servicing Report was submitted with this application. The report has been reviewed and accepted by Development Engineering Services staff. Additional detailed review would occur through the Site Plan approval process.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B/C of the Official Plan illustrates the level of local parkland provision across the City, as calculated on the basis of hectares of local parkland per 1,000 people. The proposed development site is in the second highest quintile of parkland provision with 1.57-2.99 hectares of local parkland per 1,000 people. The site is also in a parkland priority area.

Parks, Forestry and Recreation staff advise that the site is subject to an alternative park rate levy, with a cash-in-lieu cap range of 10-15% of the value of the development site, net of any conveyances for public road purposes. Based on the Alternative Parkland Dedication Rate By-law 1020-2010, the total parkland dedication required for the proposed development is 0.049 ha (10%).

The owner proposes to satisfy the parkland dedication requirement by cash-in-lieu. Parks, Forestry and Recreation staff advise this is acceptable. The actual amount of cash-in-lieu to be paid will be determined by Facilities and Real Estate staff at the time of issuance of building permit.

Trees

This application is subject to the provisions of the City of Toronto Private Tree Protection By-law. An Arborist Report, Tree Inventory and Tree Preservation Plan were submitted with the application. The report indicates that 12 trees are located on private lands, three of which would be preserved and nine of which would be removed as a result of this development. An application to injure or destroy these trees will be required in accordance with Chapter 331 of the City of Toronto Municipal Code.

Urban Forestry staff have advised the current landscape plans are not satisfactory and have requested revised plans be submitted to better address both City and private tree removal, maintenance and planting requirements. The revised plans have not yet been received. Urban Forestry staff have also advised that the requirements and related approval process of the City's Tree By-laws must be fulfilled. Should the development be approved, these requirements will be addressed through the Site Plan approval process.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment. The applicant is required to meet Tier 1 of the TGS.

The applicant has submitted the required TGS documents and all applicable TGS performance measures have been met and will be secured through the Site Plan Approval process.

Tenure

The proposed development would create 63 new residential condominium dwelling units.

Conclusion

The proposed amendments to the Zoning By-law are appropriate and represent good planning. The proposed apartment building has been designed to be in conformity with the Official Plan *Mixed Use Areas* policies concerning density, height and massing. The proposed stacked townhouses conform to the Official Plan *Neighbourhoods* policies. Both proposed components would be compatible with the existing surrounding land uses and would provide an appropriate built form transition from the *Mixed Use Areas* designation to the *Neighbourhoods* designation. Further, the proposed development would enhance the local streetscape and provide a more pedestrian friendly environment.

CONTACT

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SIGNATURE

Neil Cresswell, MCIP, RPP
Director of Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: Site Plan

Attachment 2a: Perspective

Attachment 2b: Perspective

Attachment 2c: Perspective

Attachment 2d: Perspective

Attachment 3a: Zoning By-law 569-2013

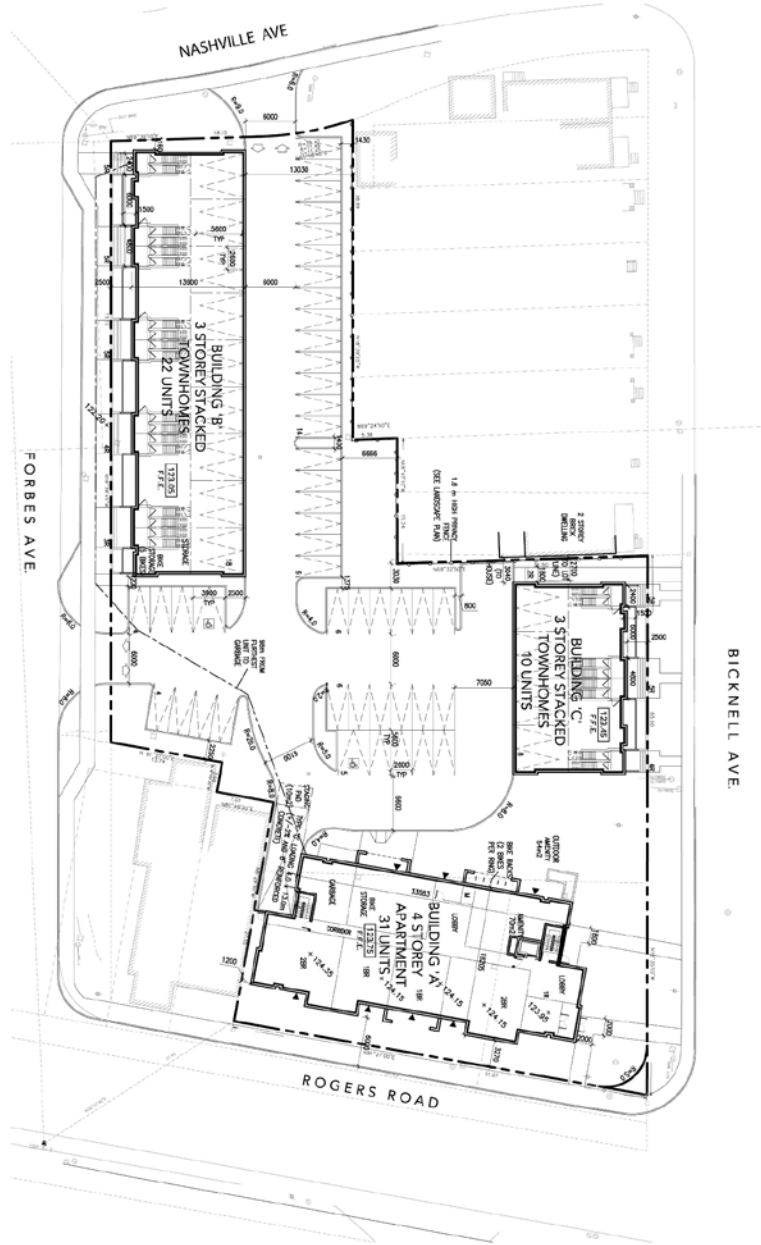
Attachment 3b: Zoning By-law No. 1-83

Attachment 4: Application Data Sheet

Attachment 5: Draft Zoning By-law Amendment
(City of Toronto Zoning By-law 569-2013)

Attachment 6: Draft Zoning By-law Amendment
(Former City of York Zoning By-law No. 1-83)

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

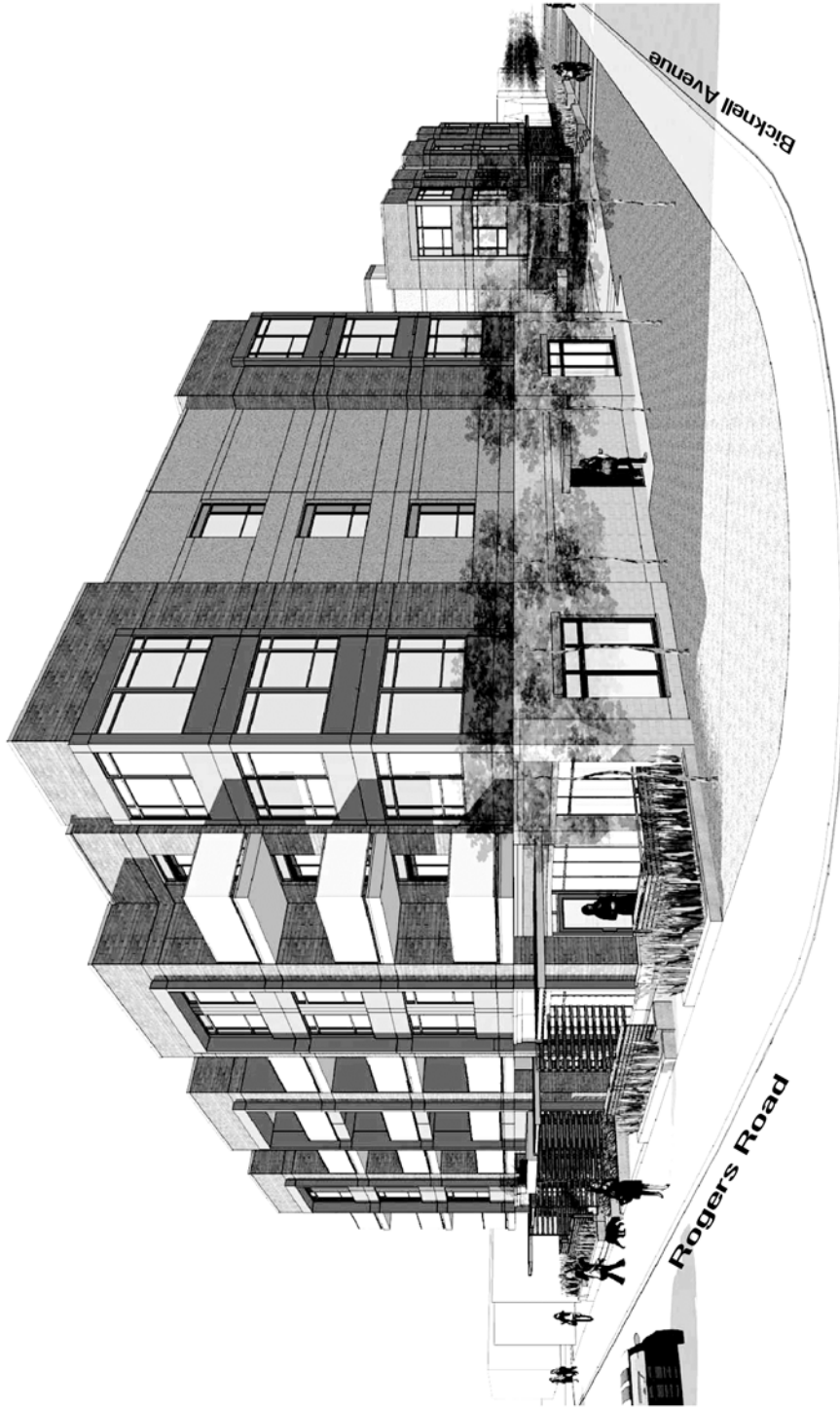
Not to Scale
10/23/2015



2 Bicknell Avenue

File # 13 281986 WET 12 0Z

Attachment 2a: Perspective



Building 'A', Corner of Rodgers Rd. and Bicknell Avenue

2 Bicknell Avenue

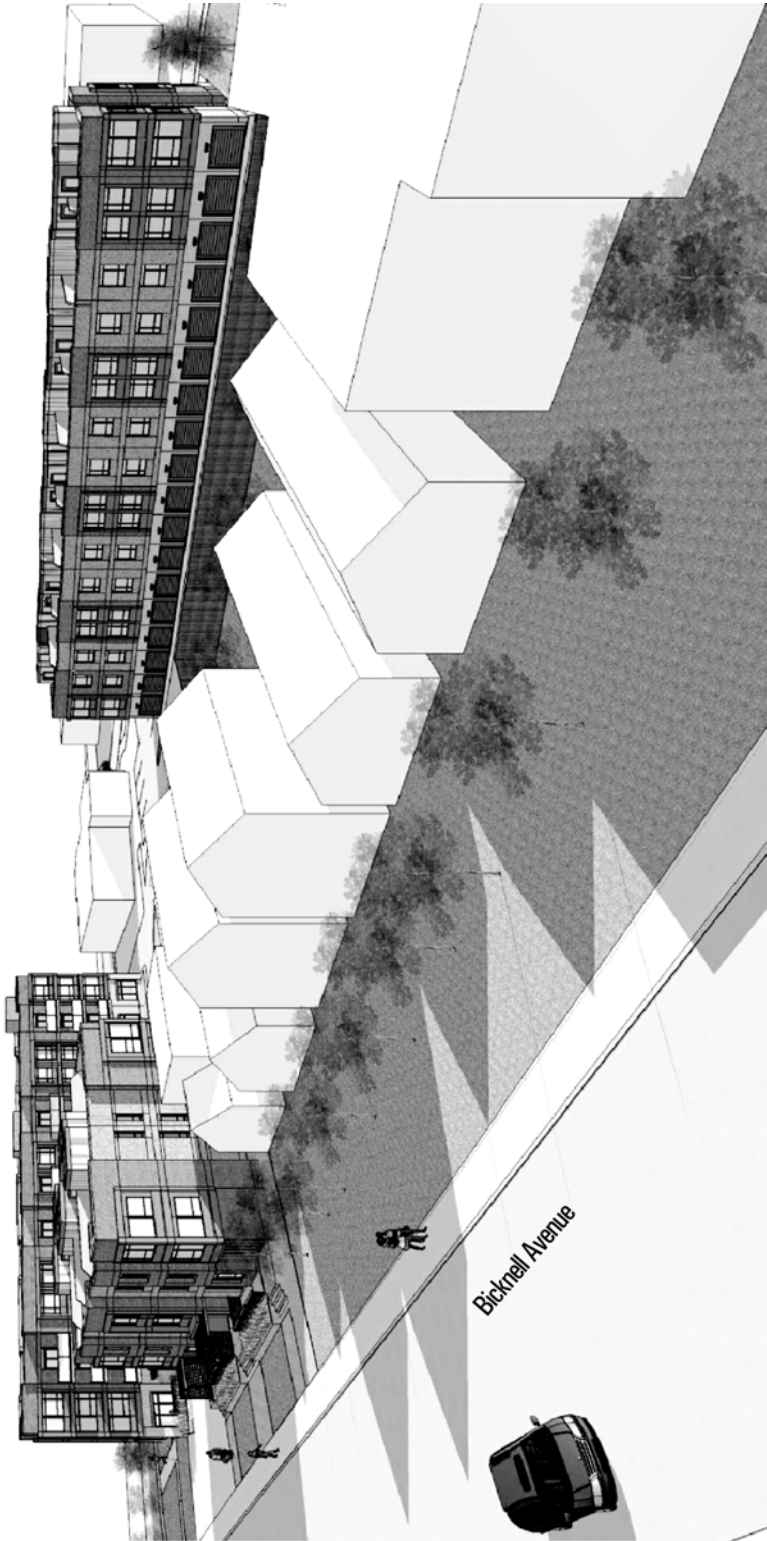
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Rendered Perspective View

Applicant's Submitted Drawing

**Not to Scale
03/13/2014**

Attachment 2b: Perspective



View Over Houses Looking South West on Bicknell Ave.

Rendered Perspective View

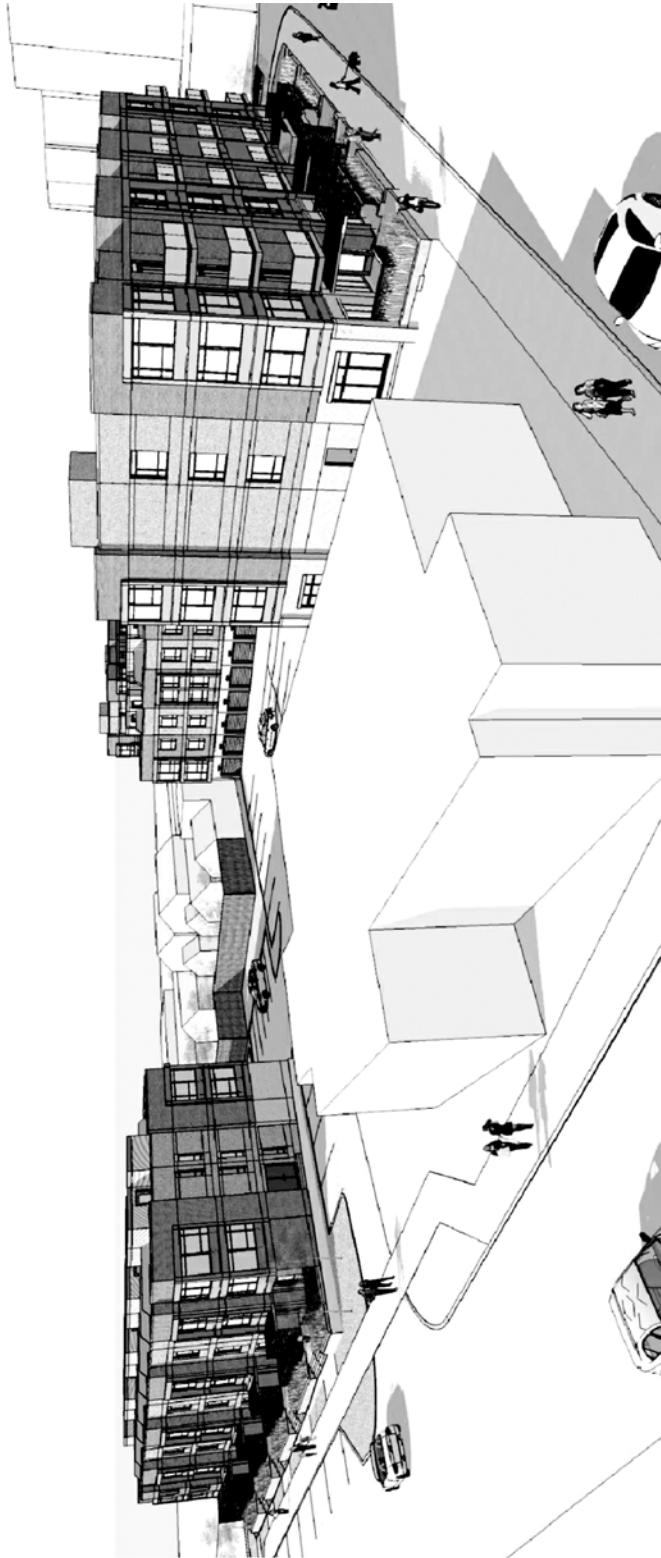
Applicant's Submitted Drawing

Not to Scale
03/13/2014

2 Bicknell Avenue

File # 13 281986 WET 12 0Z

Attachment 2c: Perspective



Looking North East at Rogers and Forbes Avenue

Rendered Perspective View

Applicant's Submitted Drawing

Not to Scale
03/14/2014

2 Bicknell Avenue

File # 13 281986 WET 12 0Z

Attachment 2d: Perspective



Building ' B' Looking South West on Forbes Avenue

2 Bicknell Avenue

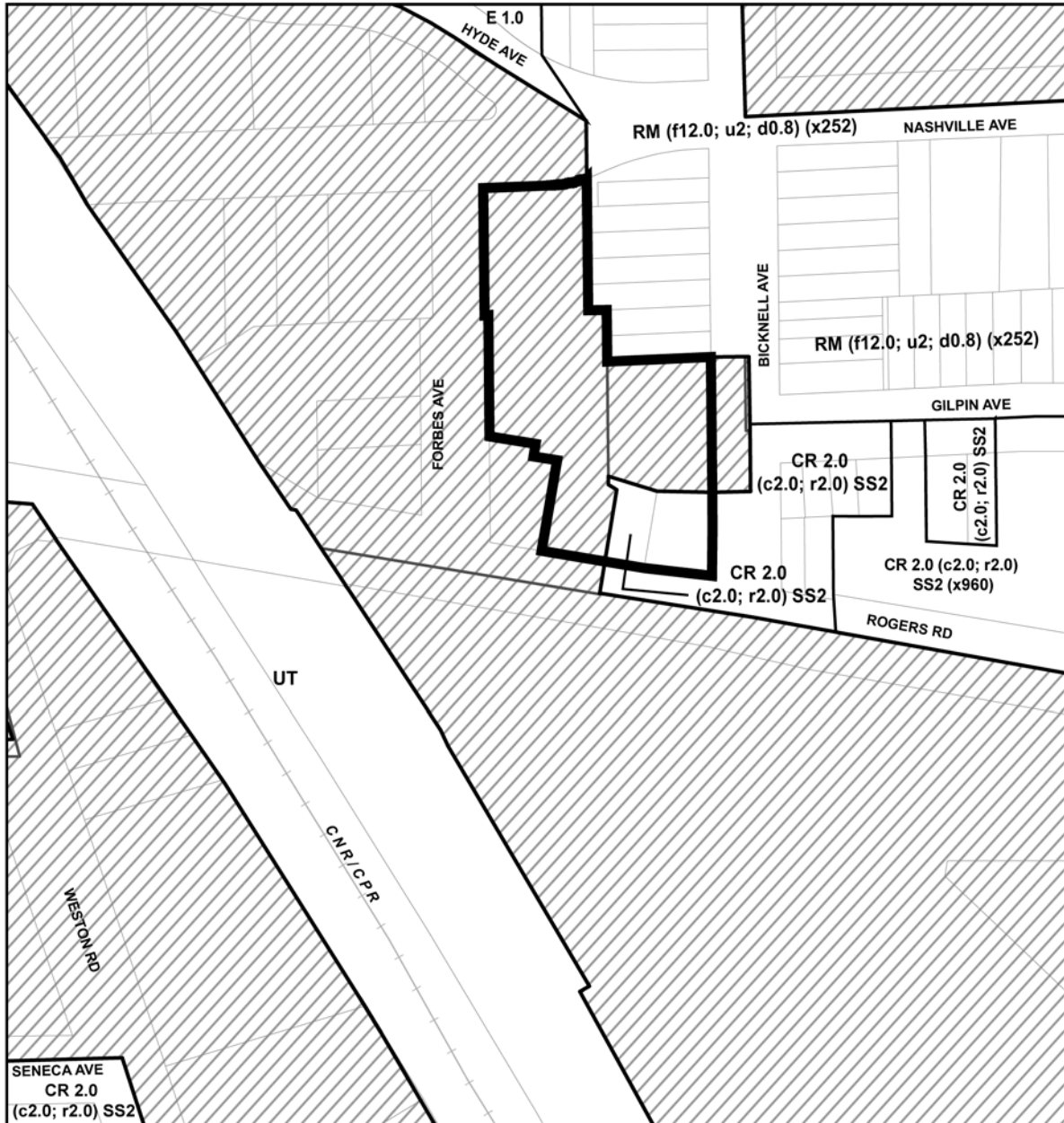
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Rendered Perspective View

Applicant's Submitted Drawing

Not to Scale
03/13/2014

Attachment 3a: Zoning By-law 569-2013



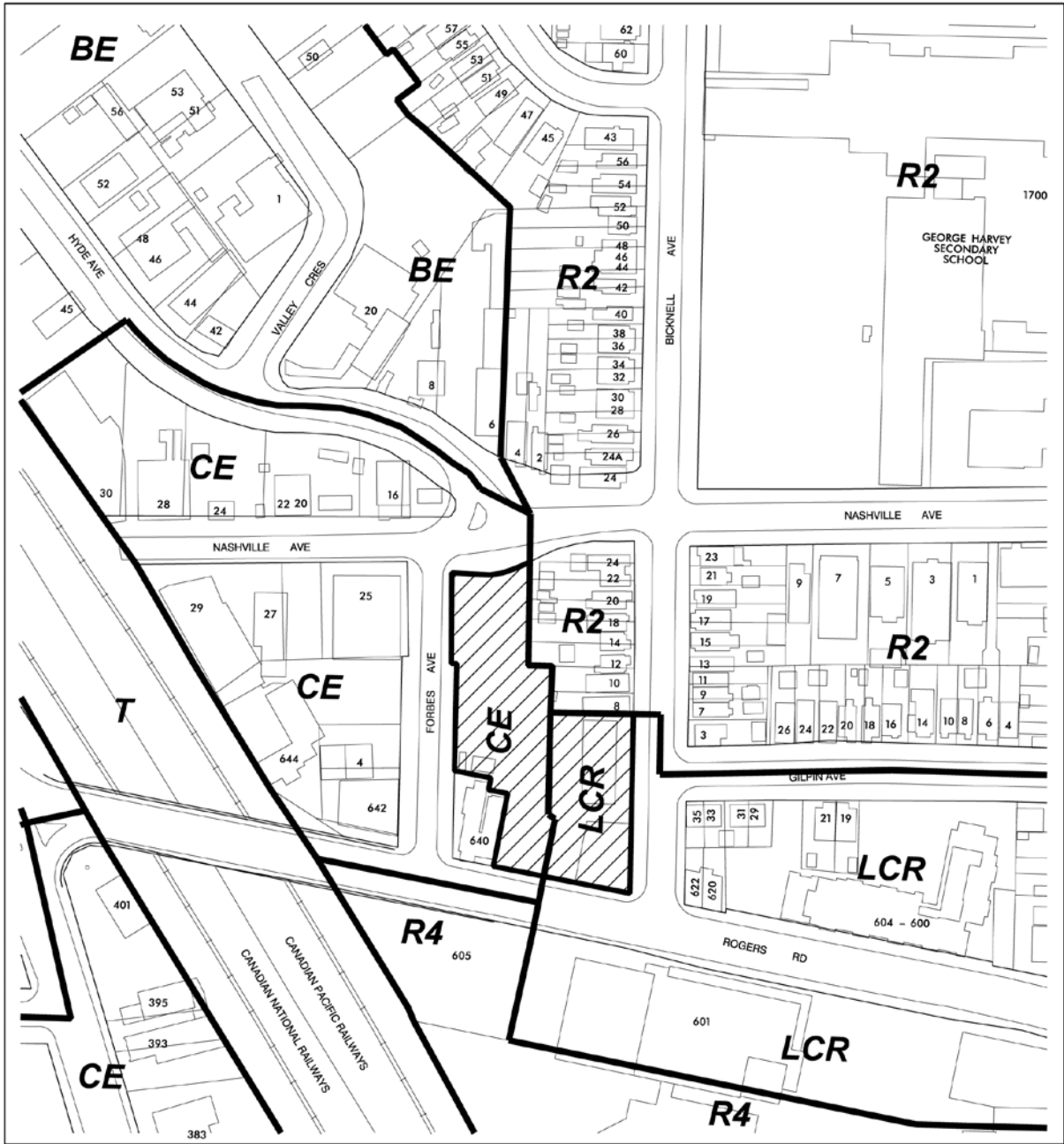
TORONTO City Planning
Zoning By-law 569-2013

2 Bicknell Avenue
 File # 13 281986 WET 12 0Z

-  Location of Application
- RM** Residential Multiple
- CR** Commercial Residential
- E** Employment Industrial
- UT** Utility and Transportation

↑
 Not to Scale
 Extracted 04/07/2014

Attachment 3b: Zoning By-law No. 1-83



2 Bicknell Avenue
File # 13 281986 WET 12 0Z

- R2 Residential Zone
- R4 Residential Zone
- BE Basic Employment Zone
- CE Commercial Employment Zone
- LCR Local Commercial Residential
- T Transportation & Utilities



Not to Scale
Zoning By-law 1-83 as amended
Extracted 10/23/2015

Attachment 4: Application Data Sheet

Application Type	Rezoning	Application Number:	13 281986 WET 12 OZ
Details	Rezoning, Standard	Application Date:	December 30, 2013

Municipal Address: 2 BICKNELL AVENUE

Location Description: CON 3 FB PT LOT 38 PLAN 2008 LOTS 923 & 924 PLAN 2364 LOTS 21 TO 24 & 30 PT LOTS 20 25 TO 29 **GRID W1209

Project Description: Proposed amendment to the City of Toronto Zoning By-law No. 569-2013 and former City of York Zoning By-law No. 1-83 to permit the development of two, three-storey stacked townhouse blocks .

Applicant:	Agent:	Architect:	Owner:
BAYNE ANDERSON			BUILD TORONTO

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Mixed Use	Site Specific Provision:
Zoning: CE, LCR and CR		Historical Status:
Height Limit (m): 15		Site Plan Control Area: Yes

PROJECT INFORMATION

Site Area (sq. m):	4938	Height:	Storeys:	4
Frontage (m):	51		Metres:	13.79
Depth (m):	66			
Total Ground Floor Area (sq. m):	1655			Total
Total Residential GFA (sq. m):	5,763		Parking Spaces:	71
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	5,763			
Lot Coverage Ratio (%):	33.5			
Floor Space Index:	1.16			

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

	Condominium		Above Grade	Below Grade
Tenure Type:	Condominium			
Rooms:	0	Residential GFA (sq. m):	5763	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	23	Office GFA (sq. m):	0	0
2 Bedroom:	40	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	63			

CONTACT:	PLANNER NAME:	Lorne Berg, Planner
	TELEPHONE:	(416) 394-8230

Attachment 5: Draft Zoning By-law Amendment

(City of Toronto By-law 569-2013)

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

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX-2015

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 2 Bicknell Avenue and the Bicknell Loop

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*; and

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: "RM (d1.0) (x5)" and "CR 2.6 (c0.25; r2.6) SS2 (x37)" as shown on Diagram 2 attached to this By-law; and
4. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height and storey labels: "HT 12.0, ST 3" and "HT 15.0, ST 5" to these lands, as shown on Diagram 3 attached to this Bylaw; and
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 5 so that it reads:

Exception RM 5

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 **lot line** abutting Rogers Road is the **front lot line**;
- (B) The main entrance for a **dwelling unit** in an **apartment building** must have direct access to a **street**;
- (C) Despite regulation 10.5.40.10(1), the height of a **building** is the distance between the established grade of the ground along the **front lot line** and the elevation of the highest point of the **building or structure**;
- (D) Despite regulation 10.5.40.10(2);
 - (i) a parapet wall for a room top space or a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres; and
 - (ii) a privacy structure separating a private roof top space may exceed the permitted maximum height for a **building** by 1.2 metres;
- (E) Despite regulation 10.5.40.60(1), a platform without **main walls** with a floor no higher than the first **storey** of the **building** above **established grade** may encroach into the minimum required **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue to a maximum of 2.5 metres;
- (F) Despite regulation 10.5.40.60(3), exterior stairs may encroach into a required minimum **building setback** from a **lot line** that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres wide;
- (G) Despite regulation 10.5.50.10(4):
 - (i) a minimum of 18% of the area of the **lot** must be **landscaping**; and
 - (ii) a minimum of 90% of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (H) **Amenity Space**:
 - (i) must be provided at a minimum rate of 2.0 square metres for each dwelling unit; and
 - (ii) despite regulation 800.50(15) may be private balconies, private decks, private patios and private roof-top spaces;

- (I) Despite regulation 10.5.50.10(5), a **lot** with an **apartment building** must have a minimum 1.2 metre wide strip of **soft landscaping** along any part of a **lot line** abutting another **lot** in the Residential Zone Category, excluding **driveways** no more than 7.5 metres in width;
- (J) Despite regulations 10.5.80.10(2) and 10.50.80.10(6)(A), all required **parking spaces** for an **apartment building** may be located outside a **building** or **structure**;
- (K) Despite regulations 10.5.80.10(3) and 10.5.80.10(6), a **parking space** is permitted in a **side yard**;
- (L) Despite regulation 10.5.80.10(10)(A), a **parking space** located outside a building in the Residential Zone Category may be used for commercially licensed **vehicles** associated with a non-residential use on the abutting lands with the zone label on the Zoning By-law Map CR 2.6 (c0.25 r2.6) SS2 (x37);
- (M) Despite regulation 10.5.80.30(1), a surface **parking space** must be at least 1.2 metres from all **main walls** of an **apartment building**;
- (N) Regulation 10.5.100.1(5) does not apply;
- (O) Despite regulation 10.80.30.20(1)(B)(iv), the required minimum **lot frontage** on Rogers Road is 25 metres.
- (P) Despite regulation 10.80.40.70, the required minimum **building setback** from a **lot line**:
 - (i) abutting Forbes Avenue is 2.5 metres;
 - (ii) abutting Nashville Avenue is 1.0 metres;
 - (iii) abutting Bicknell Avenue is 2.5 metres;
 - (iv) abutting the south **lot line** is 15.0 metres;
 - (v) abutting a **rear lot line** of a lot in a RM zone is 12.0 metres; or
 - (vi) abutting a **side lot line** of a lot in an abutting RM zone is 2.5 metres;
- (Q) Despite regulation 10.80.40.80(2), if two or more **residential buildings** are located on the same **lot**, the required minimum above-ground separation distance between **main walls** of the respective **buildings** is:
 - (i) 10.0 metres if there are no openings to **dwelling units** in the **main wall** of one or more of the **buildings**; and
 - (ii) 12.0 metres if each **main wall** has an opening to a **dwelling unit**;
- (R) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of:
 - (i) 0.9 for each bachelor or one bedroom **dwelling unit**;

- (ii) 1.0 for each two bedroom **dwelling unit**; and
- (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;
- (S) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side of the **parking space** that is obstructed;
- (T) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building**; and
- (U) Despite regulation 230.10.1.20(2), all "short-term" **bicycle parking spaces** may be located on the abutting lands with the zoning label on the Zoning By-law Map CR 2.6 (c0.25; r2.6) SS2 (x37).

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

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 37 so that it reads:

Exception CR 37

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 **lot line** abutting Rogers Road is the **front lot line**;
- (B) The main entrance for an **apartment building** must have direct access to a **street**;
- (C) Despite regulation 40.5.40.10(1), the height of a **building** is the distance between the average elevation of the ground along the **front lot line** and the elevation of the highest point of the **building or structure**;
- (D) Regulation 40.10.40.1(1) does not apply;
- (E) Despite regulation 40.10.40.10(5) the required minimum height of the first **storey**, measured from top of the **first floor** to the bottom of the second floor is 3.6 meters;

- (F) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 2.0 square metres for each **dwelling unit**;
- (G) Despite regulations 40.10.40.70(2)(A) and 40.10.40.70(4), the minimum **building setback** from a **lot line** that abuts:
 - (i) Rogers Road is 3.0 metres;
 - (ii) Bicknell Avenue is 2.5 metres; and
 - (iii) the west lot line is 1.2 metres;
- (H) Despite regulation 40.10.40.70(2)(C), where the **main wall** of a building has windows or openings, the **main wall** must be set back at least 1.2 metres from a **side lot line** that is not a **street** or **lane**, otherwise no **building setback** is required;
- (I) Despite regulation 40.10.50.10(1)(A):
 - (i) a minimum of 44% of the area of the **lot** must be **landscaping**; and
 - (ii) a minimum of 55% of the **landscaping** area required in (i) above, must be **soft landscaping**;
- (J) Despite regulation 40.10.40.80(2), the required minimum above ground separation distance between **main walls** of any two **buildings** is:
 - (i) 10.0 metres if there are no windows in the **main wall** of one or more of the **buildings**; and
 - (ii) 12.0 metres if each **main wall** has windows;
- (K) Despite regulation 40.10.90.40(2), vehicle access to a required **loading space** may be through the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (L) Despite regulation 200.5.10.1(1), for a **dwelling unit** in an **apartment building**, **parking spaces** must be provided at a minimum rate of;
 - (i) 0.9 for each bachelor or one bedroom **dwelling unit**;
 - (ii) 1.0 for each two bedroom **dwelling unit**; and
 - (iii) 0.15 for visitor **parking spaces** for each **dwelling unit**;
- (M) Visitor **parking spaces** may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5);
- (N) A **parking spaces** for non-residential uses on the lands with the zone label on the Zoning By-law Map: CR 2.6 (c0.25 r2.6) SS2 (x37) may be located on the abutting lands with the zone label on the Zoning By-law Map: RM (d1.0) (x5) if the non-residential **gross floor area** on the lot is more than 200 square metres;

- (O) Despite regulation 200.5.10 (1), the **parking spaces** referred to in (N) above must be provided at a rate of 1.5 for each 100 square metres of non-residential **gross floor area**;
- (P) Despite regulation 200.5.1.10(2), a **parking space** that is obstructed must be increased in width by 0.2 metres for each side;
- (Q) Despite regulation 230.5.1.10(6), a maximum 5 "long-term" **bicycle parking spaces** may be located outside of a **building**;
- (R) Despite regulation 200.15.1.5(1), accessible **parking spaces** must be the **parking spaces** located closest to any pedestrian access to a **building** and may be located on the abutting lands with the zone label on the Zoning By-law Map RM (d1.0) (x5).

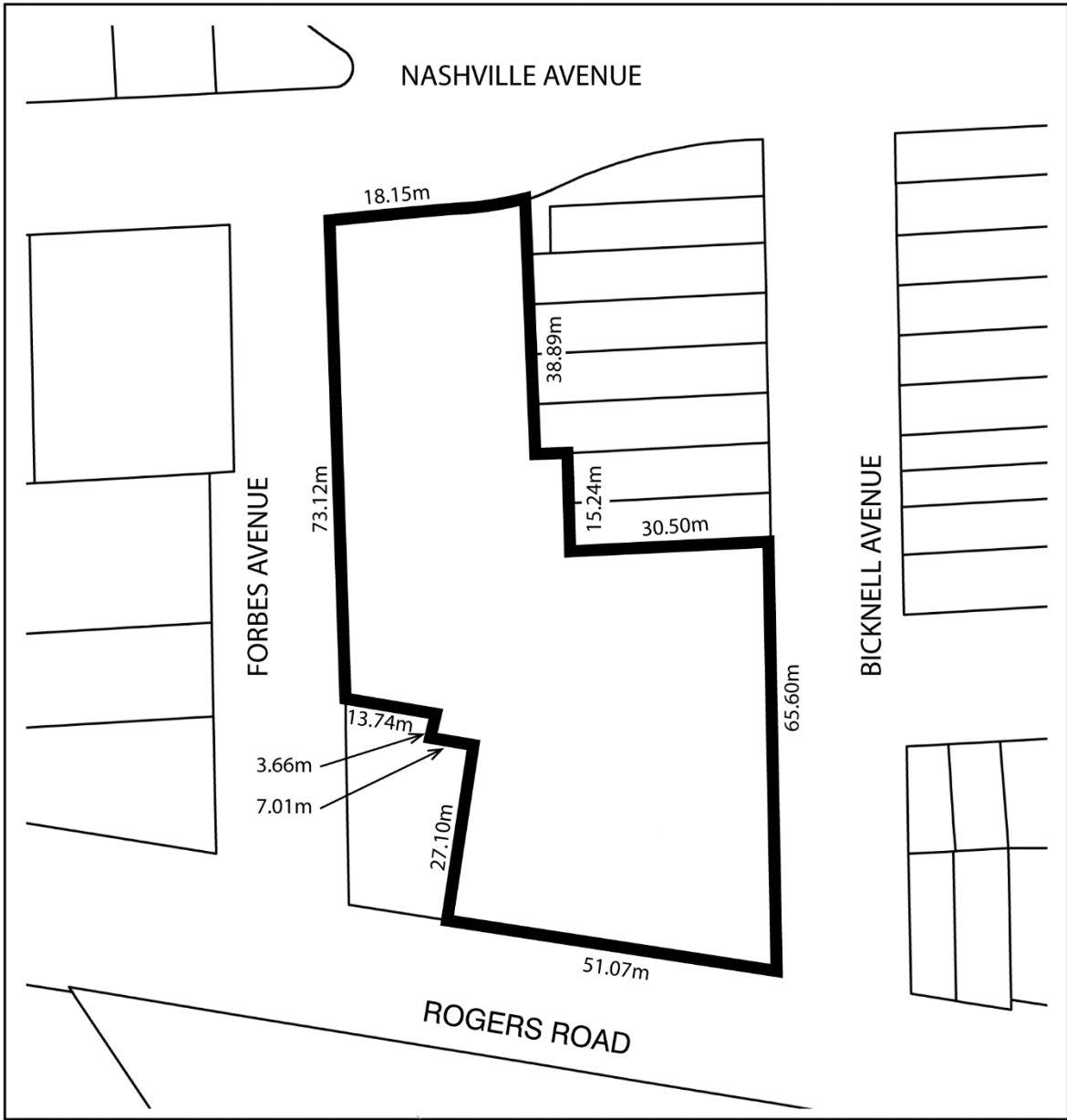
Prevailing By-laws and Prevailing Sections: (None Apply)

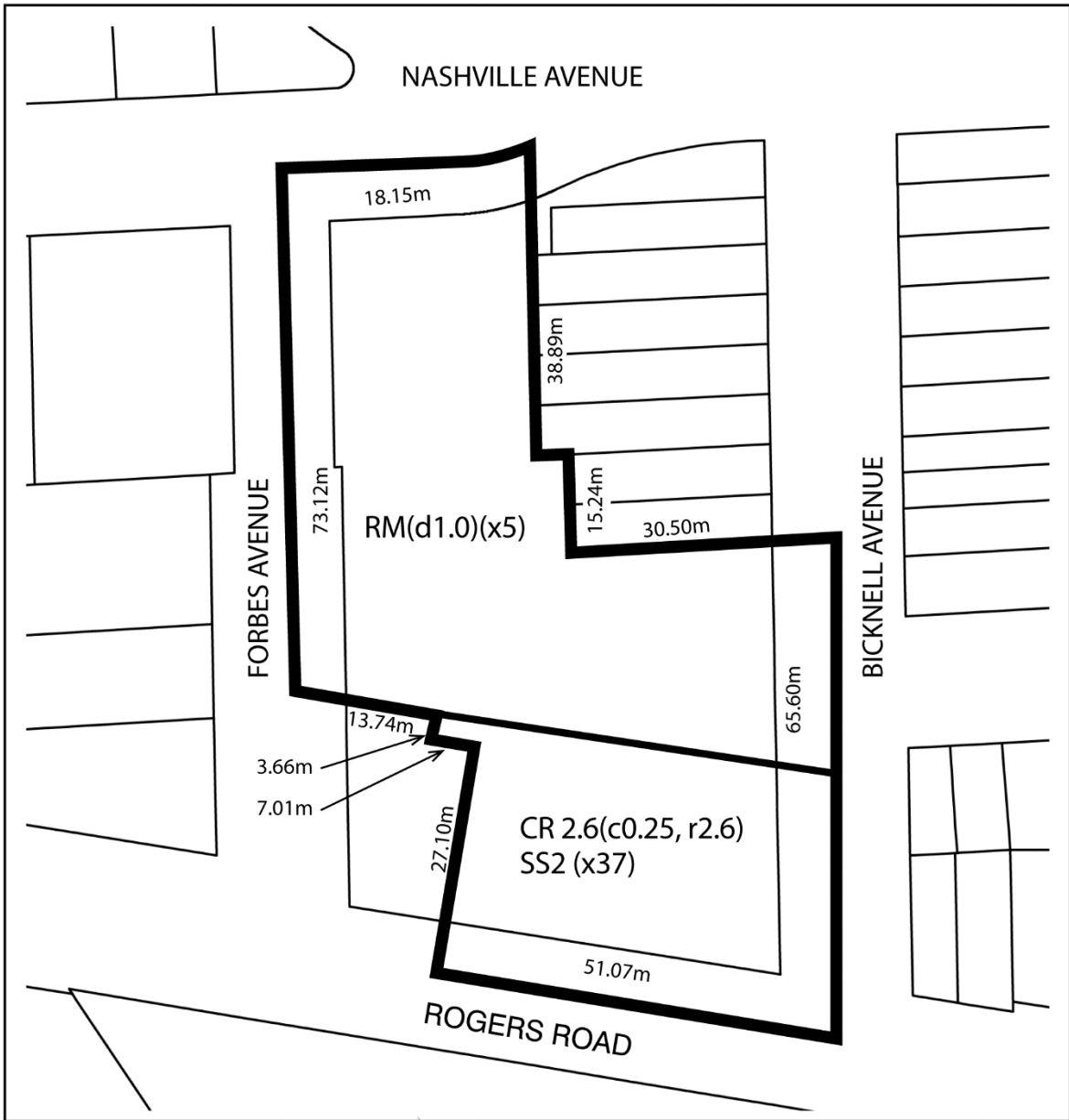
Enacted and passed on month ##, 20##

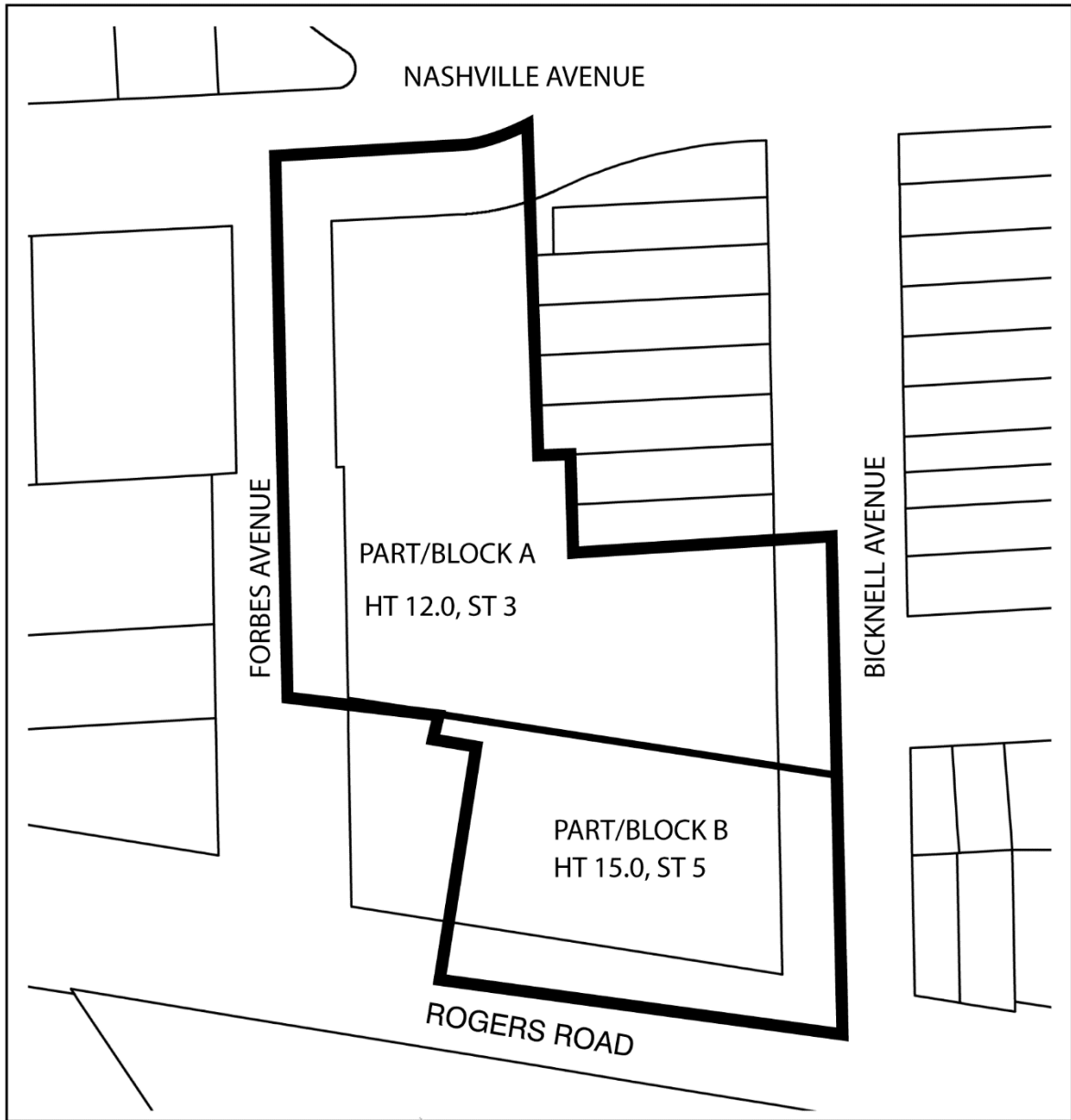
Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of City)







Attachment 6: Draft Zoning By-law Amendment

(Former City of York Zoning By-law 1-83)

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

CITY OF TORONTO

BY-LAW No. xxx-2015

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop.

WHEREAS authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws; 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 Council of the City of Toronto, at its meeting on _____, 2015, determined to amend Zoning By-law No. 1-83 of the former City of York with respect to lands known municipally in the year 2015 as 2 Bicknell Avenue and the former Bicknell Bus Loop.

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

1. Section 6 Districts Maps of By-law No. 1-83, is amended by adding the following subsection:

(###) Lands: 2 BICKNELL AVENUE AND THE FORMER BICKNELL BUS LOOP

Notwithstanding the provisions of the former City of York Zoning By-law No. 1-83, District Map 17, the lot as delineated by heavy lines on Schedule “A” attached hereto and forming part of this By-law, and municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop, is amended by rezoning a portion of the lands from CE - Commercial Employment and LCR – Local

Commercial/Residential Zone to RM 1 – Residential Multiple Zone and a portion of the lands from CE - Commercial Employment to LCR – Local Commercial/Residential Zone.

2. Section 16 General Exceptions of By-law No. 1-83, is amended by adding the following subsection:

(###) Lands: 2 BICKNELL AVENUE AND THE FORMER BICKNELL BUS LOOP

Permitted residential and commercial uses shall be developed in accordance with the RM1 and LCR Zone provisions except as provided for in this subsection.

Notwithstanding any other provisions in Sections 10.1 (3) – RM1 Regulations, 11.3 – LCR Regulations, 3 – General Provisions, 2(a) – Definition of Amenity Space, 2(54) – Definition of Grade and 2(59) – Definition of Height and 2(77c) Definition of Porch, Verandah, Deck or Balcony of Zoning By-law No. 1-83 as amended, the lands municipally known as 2 Bicknell Avenue and the former Bicknell Bus Loop, and more particularly shown on the plan attached hereto as Schedule “B”, may be developed for residential and commercial uses provided that the following provisions are complied with:

FRONT LOT LINE

- a) The lot line abutting Rogers Road is the front lot line.

MAXIMUM FLOOR SPACE INDEX

- b) The maximum Floor Space Index shall not exceed 1.5.

MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA

- c) The maximum Non-Residential Gross Floor Area permitted on the lot is 400 square metres and is limited to the floor closest to “Grade”.

SETBACKS

- d) The minimum building setback from a lot line that abuts a street is:
 - i. 3.0 metres if the lot line is parallel to Rogers Road.
 - ii. 2.5 metres if the lot line is parallel to Bicknell Avenue or Forbes Avenue.

- iii. 1.0 metre if the lot line is parallel to Nashville Avenue.
- e) The minimum building setback from a lot line that abuts an adjacent rear lot line in an R2 district is 12.0 metres.
- f) The minimum building setback from a lot line that abuts an adjacent side lot line in an R2 district is 2.5 metres.
- g) The minimum building setback from a lot line that abuts an adjacent side lot line in a CE district is 1.2 metres.
- h) The minimum building setback from a lot line that abuts an adjacent rear lot line in a CE district is 15.0 metres.
- i) The minimum building setback for a building fronting Rogers Road is 2.5 metres from a lot line that abuts Bicknell Avenue.
- j) Where there are two or more buildings on a lot with window openings, the minimum separation distance required is 12.0 metres. In no case shall any other building separation distance be less than 10.0 metres.

PERMITTED ENCROACHMENTS

- k) Exterior stairs, balconies, verandahs, decks, porches and planter boxes may encroach into the minimum required setbacks, provided the encroachment does not exceed 2.5 metres.
- l) Exterior stairs may encroach into a required minimum building setback from a lot line that abuts Bicknell Avenue or Forbes Avenue if the stairs are no wider than 4.8 metres.
- m) An apartment building shall provide at least one pedestrian entrance with direct access to Rogers Road.
- n) Each townhouse dwelling unit shall provide at least one pedestrian entrance with direct access to a public street.

PARKING

- o) Parking shall be provided at a rate of 0.9 parking spaces per dwelling unit containing one bedroom or less, and 1.0 parking space per dwelling unit

- containing two or more bedrooms. Two accessible parking spaces with minimum dimensions of 3.66 metres in width and 5.6 metres in length shall be provided in a location closest to any pedestrian access of a building.
- p) Visitor parking shall be provided at a rate of 0.15 spaces per dwelling unit in addition to the total required parking spaces resulting from Clause 2(1).
 - q) Parking spaces for non-residential uses on the lot must be provided if the non-residential gross floor area on the lot is more than 200 square metres, at a rate of 1.5 for each 100 square metres of non-residential gross floor area.
 - r) A parking space shall be a minimum of 2.6 metres in width and a minimum of 5.6 metres in length. Where there is an obstruction, the width of the parking spaces shall be increased by 0.2 metres for each side of the parking space that is obstructed.
 - s) If the calculation of the number of required parking spaces results in a number containing a fraction, the number is rounded down to the nearest whole number, but there must not be less than one parking space.
 - t) In the case of apartment houses, a den within an apartment dwelling unit shall not be considered as a bedroom for the purpose of calculating parking requirements.
 - u) Parking areas containing four (4) or more parking spaces may be covered by either impervious or permeable surfaces on which individual parking spaces are delineated by paint or other approved means.
 - v) Parking spaces for any dwelling unit on the lot may be permitted in either the rear or side yard.
 - w) A surface parking space must be at least 1.2 metres from all main walls of any residential building.

BICYCLE PARKING

- x) A minimum of 1.0 bicycle parking spaces for each dwelling unit, allocated as 0.9 resident bicycle parking space per dwelling unit and 0.1 visitor bicycle parking space per dwelling unit shall be provided on the lot. A maximum of 5 resident bicycle parking spaces may be located outside. Where there is a fraction, the

number of bicycle parking spaces will be rounded up to the nearest whole number.

LOADING

- y) One loading space must be provided on the lot, with minimum dimensions of 4.0 metres in width, 13.0 metres in length, and 6.1 metres of vertical clearance.

LANDSCAPING

- z) A minimum of 25% of the area of the lot must be landscaping and a minimum of 70% of the required landscaping must be soft landscaping.

AMENITY SPACE

- aa) A total of 2.0 square metres of amenity space shall be provided for each dwelling unit.

BUILDING HEIGHT

- bb) In addition to the elements listed in Section 3.7.1 of former City of York Zoning By-law No.1-83, enclosed stairwells providing access to a roof, HVAC and/or other mechanical equipment may exceed the maximum permitted height by up to 3.0 metres.
- cc) Parapets and non-structural roofing materials including insulation and membranes, decking and sloping membranes relating to roof-top drainage and planters, may be located on the roof portion the building and may exceed the permitted building height as prescribed in the former City of York Zoning By-law No. 1-83, by up to 2.0 metres.
- dd) Guardrails, fences and screens, partitions dividing terraces, landscape features and patio furniture may be located on the roof portions of the building and may exceed the permitted building height as prescribed in the former City of York Zoning By-law 1-83, by up to 1.2 metres.

SEVERANCE

- ee) The provisions of this Exception shall apply collectively to the lands notwithstanding the future severance, partition or division of the lands.

SALES PRESENTATION CENTRE

- ff) Nothing in this By-law shall prevent the construction and use of a sales presentation centre on the lands for the purpose of selling dwelling units to be constructed on the lands.

OTHER PROVISIONS

- gg) No person shall use land or erect or use any building or structure on the lands unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - i. All new public roads have been constructed to a minimum base curb and base asphalt and are connected to an existing public highway; and
 - ii. All water mains and sanitary sewers and appropriate appurtenances have been installed and are operational.

DEFINITIONS

- 3. For the purpose of this By-law, the following definitions shall apply:
 - i. “Grade” means the average elevation of the ground measured at the two points where the projection of the required minimum front yard setback line from Rogers Road is 0.01 metres past each side lot line.
 - ii. “Height of Building” means the distance between the grade and the elevation of the highest point of the building.
 - iii. “Amenity Space” means either outdoor space provided on individual balconies, decks, patios, verandahs, terraces, individual and common roof-top spaces, or common outdoor space that is available for use by the occupant(s) of a dwelling on the lot, or some combination thereof.

- iv. "Landscaping" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking, or storing of vehicles are not landscaping.
 - v. "Soft Landscaping" means landscaping excluding hard surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape architectural elements.
 - vi. "Porch, Verandah, Deck or Balcony" means a structure with a horizontal surface which can be walked upon, which may either extend beyond the main wall of the building at the ground floor level or may have a height of 0.3 metres or greater above grade, which may or may not contain a roof, and which may or may not contain walls.
4. All other provisions of the former City of York Zoning By-law No. 1-83, as amended, shall continue to apply to the lands shown on Schedules "A" and "B" attached hereto. Where the provisions of this Exception are in conflict with the former City of York Zoning By-law No. 1-83, as amended, the provisions of this Exception shall prevail.

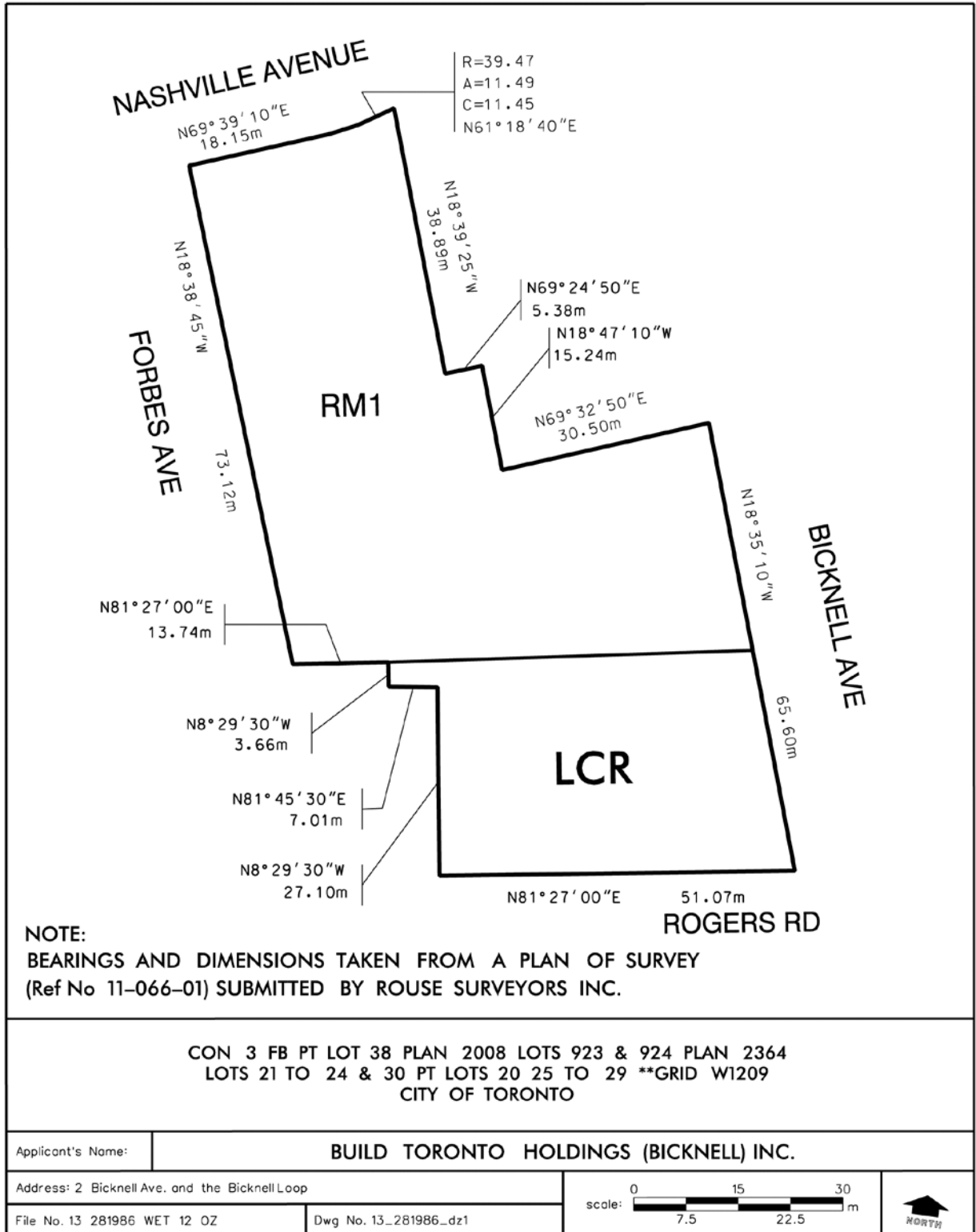
ENACTED AND PASSED this _____ day of _____, A.D. 2015.

JOHN TORY,
Mayor
(Seal of the City)

ULLIS. WATKISS,
City Clerk

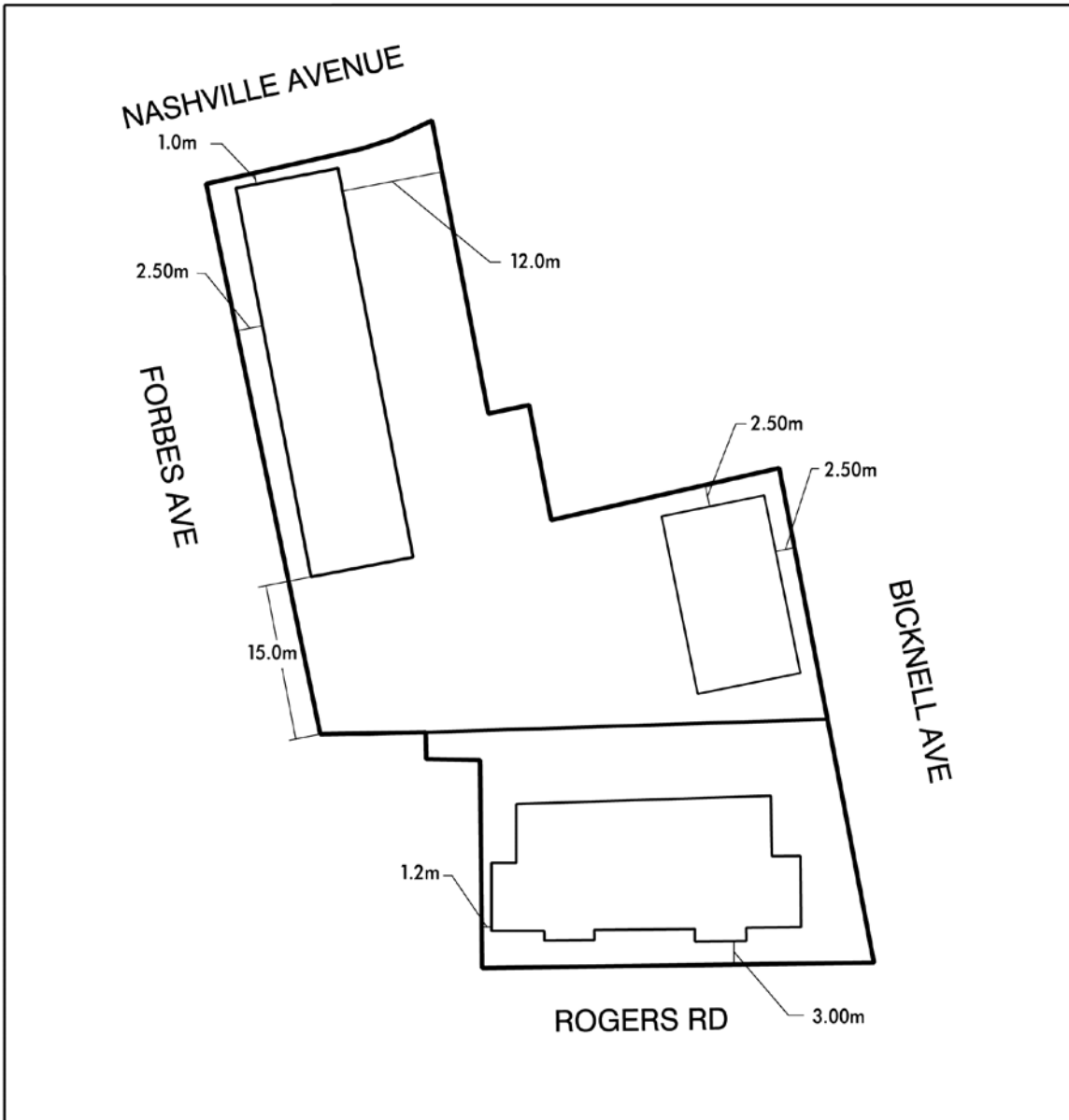


Schedule 'A' BY-LAW Number
and to Section 16(xxx) of Zoning By-Law 1-83





Schedule 'B' BY-LAW Number
and to Section 16(xxx) of Zoning By-Law 1-83



CON 3 FB PT LOT 38 PLAN 2008 LOTS 923 & 924 PLAN 2364
LOTS 21 TO 24 & 30 PT LOTS 20 25 TO 29 **GRID W1209
CITY OF TORONTO

Applicant's Name:		BUILD TORONTO HOLDINGS (BICKNELL) INC.	
Address: 2 Bicknell Ave. and the Bicknell Loop			
File No. 13 281986 WET 12 OZ	Dwg No. 13_281986_dz2	scale:	