

## Attachment 6: Draft Zoning By-law Amendment

Authority: Etobicoke 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 former City of North York Zoning By-law No. 7625, as amended,  
With respect to the lands within the York University Secondary Plan Area.**

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*;

WHEREAS THE Official Plan of the City of Toronto contains, provisions relating to the authorization of increase in height and density of development; and

WHEREAS pursuant to Section 37 of the Planning Act, the Council of a municipality may, in a By-law passed under Section 34 of the Planning Act, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS Subsection 37(3) of the Planning Act, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the lands hereinafter referred to has elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the height and density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured in a Section 37 Agreement.

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

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in

accordance with Schedule 1 of this By-law.

2. Section 64 of By-law 7625 of the former City of North York is amended by adding the following Section:

64.1 (X) YDMU- 3(XX)

## **DEFINITIONS**

For the purpose of this exception the following definitions will apply:

- (a) "bedroom accommodation" means a bedroom forming part of a residence unit.
- (b) "bicycle parking space" means an area equipped with bicycle racks that is used for the purpose of parking and securing a bicycle, and "long-term" bicycle parking space and "short-term" bicycle parking space have the following meaning:
  - (i) "long-term" bicycle parking spaces are bicycle parking spaces for use by the occupants or tenants of a building, and shall be located in a secure and weather protected bicycle parking area; and
  - (ii) "short-term" bicycle parking spaces are bicycle parking spaces for use by visitors to a building and shall be located in an at grade bicycle parking area; and
  - (iii) a bicycle parking space for a residence unit in a multi-unit residential building will not be provided within a dwelling unit, on a balcony or in a storage locker.
- (c) "Building C3" and "Building C4" shall mean respectively Buildings C3 and C4 as shown on Schedule YDMU – (XX).
- (d) "grade" shall mean 199.35 metres above sea level based on Geodetic Survey of Canada 1929 mean sea level vertical datum (1978 Southern Ontario Adjustment).
- (e) "private academic accommodations" shall mean that part of a mixed-use building containing residence units used exclusively for students enrolled in a post- secondary institution on York University's Keele Campus, which is either:
  - (i) owned or operated by the post-secondary education institution; or
  - (ii) operated by a third party under an agreement or lease from the post-secondary education institution requiring the premises to be operated as a student residence on behalf of the post-secondary education institution and

- (iii) the mixed-use building provides access to the residence units only from an internal corridor system and contains no other use except at grade non-residential space.
- (f) "residence unit" means living accommodation in a private academic accommodation, and which comprise of a dwelling unit or one or more bedroom accommodations, and which contain kitchen and sanitary facilities as well as common areas.

## **PERMITTED USES**

- (g)
  - (i) Notwithstanding Section 42.1 (Permitted Uses) of By-law No. 7625, non-residential uses, including private recreational amenity areas, shall include restaurants, retail stores, community centres, clubs, personal service shops, professional medical offices, professional offices, artist studios, art galleries, commercial galleries, dry cleaning and laundry collecting establishment, printing, financial institutions, fitness centres, office uses, outdoor cafés and take-out restaurants, shall be permitted on the lands identified on Schedule 1.
  - (ii) Only non-residential uses shall be contained in the ground floor of the building, except for accessory residential uses (including but not limited to residential lobby space, mail rooms, garbage/recycling rooms, mechanical rooms, utility rooms, exit stairs and corridors).
  - (iii) Only residential uses shall be permitted in the remaining above grade floors of the buildings and notwithstanding Section 42.1 (Permitted Uses) of By-law No. 7625 the only permitted residential uses are private academic accommodations and residents units.

## **EXCEPTION REGULATIONS GROSS FLOOR AREA**

- (h) Notwithstanding Section 42.2.2 (Gross Floor Area) of By-law No. 7625:
  - (i) The total gross floor area of all buildings combined on the lands designated as YDMU-3(XX), as identified on Schedules 1, shall be a maximum of 28,000 square metres;
  - (ii) The maximum gross floor area of Building C3 shall be 10,000 square metres;
  - (iii) The maximum gross floor area of Building C4 shall be 18,000 square metres;
  - (iv) The minimum gross floor area of non-residential uses for Buildings C3 and C4 combined shall be 1,000 square metres;

- (v) The maximum gross floor area for non-residential uses for Buildings C3 and C4 combined shall be 1,400 square metres;
- (vi) The maximum gross floor area of private academic accommodations uses for Buildings C3 and C4 combined shall be 20,000 square metres;
- (vii) For buildings C3 and C4, storage locker space and bicycle parking areas, located within a building but not within a dwelling unit shall be excluded from the calculation of gross floor area.

**RESIDENCE UNITS AND BEDROOM ACCOMMODATIONS**

- (i) The total number of residence units for Buildings C3 and C4 shall not exceed 445.
- (j) Building C3 shall have a maximum of 163 residence units.
- (k) Building C4 shall have a maximum of 282 residence units.
- (l) A maximum of 4 bedrooms per residence unit shall be permitted.
- (m) The minimum size of any residence units on the lands identified on Schedule 1, shall be as follows:

Bachelor residence unit	26 square metres
1 bedroom residence unit	26 square metres
2 bedroom residence unit	42 square metres
3 bedroom residence unit	73 square metres
4 bedroom residence unit	101 square metres

**BUILDING HEIGHT**

- (n) The provisions of Section 42.2.3 (Height of Buildings or Structures) shall not apply on the lands designated as YDMU-3(XX) on Schedule 1. Instead, the maximum building heights for such lands shall not exceed either 8 storeys or the heights in metres measured from grade as set out in Schedule YDMU-3(XX), as identified on Schedule 2, and no residential gross floor area or non-residential gross floor area shall be erected or used on the lands above a height of 26.0 metres above grade. For clarity the 26.0 metre height area shall not apply to mechanical space, or penthouse.
- (o) The provisions of (q) above, shall not apply to prevent:
  - (i) Mechanical penthouses to a maximum of 5 metres in height;

- (ii) parapets, retaining walls, exterior stairways, roof structures used only as ornaments (including eaves, cornices, balustrades and mullions), railings, stairwells to access the roof, window washing equipment, screen walls, roof-mounted mechanical equipment and elevator and stair enclosures each to a maximum height of 2.5 metres; and
- (iii) covered long-term bicycle parking spaces.

### **SEPARATION DISTANCES**

- (p) The minimum horizontal facing distance between the windows of dwelling units of Buildings C3 and C4 will be 24.0 metres.

### **COURTYARD REQUIREMENTS**

- (q) Courtyards identified on Schedule YDMU-3(XX) will have a maximum height of 0 metres.

### **YARD SETBACKS**

- (r) Notwithstanding Section 42.2.4 (Yard Setbacks) of By-law No. 7625, the minimum yard setbacks for all buildings and structures above grade shall be as shown on Schedule YDMU-3(XX).
- (s) The minimum yard setbacks shown on Schedule YDMU-3(XX), shall not apply to awnings, canopies, box windows or bay windows, window sills, railings, lighting fixtures, ornamental elements, transformer vaults, signs, retaining walls, exterior stairways and stairway enclosures, wheelchair ramps and decks, ramps, pergolas and gazebos.

### **PARKING**

- (t) Notwithstanding Section 6(A)(2), 6A(4) and 6(A)(12)(a) and (b) of By-law No. 7625, and notwithstanding any severance, partition or division of the lands shown on Schedule 2, or additional structures thereof, a minimum of 57 parking spaces for private academic accommodation uses on the lands designated as YDMU-3(XX), shall be provided within the lands shown on Schedule 2.
- (u) Parking for private academic accommodations within the lands designated as YDMU-3(XX), as identified on Schedules 1, shall be provided within the lands shown on Schedule

3 in accordance with the following:

- (v) A minimum of 0.083 spaces per residence unit. Parking for non-residential uses shall be provided within the lands shown on Schedule 2 attached hereto as follows:

Restaurant, Outdoor café, Take-out facilities	0/100 square metres
Community Centres, Art Galleries, Commercial Galleries, Fitness Centre	0.5/100 square metres
Retail stores, Personal Service Shops, Professional Offices, Artist Studios, Dry Cleaning Establishments, Laundry Establishments, Office	Minimum of 1.0/100 square metres to a maximum of 4.0/100 square metres
Professional Medical Office	1.5/100 square metres
Financial Institution	2.0/100 square metres
Clubs	5.5/100 square metres

- (w) Where there is a change in use, or an alteration or addition to a building, on the lands shown on Schedules 1 or 2, the required parking shall be recalculated in accordance with subsections (t) and (u). Where the total number of parking spaces required to be provided is not available, the change in use, alteration or addition shall not be permitted.

### **BICYCLE PARKING**

- (x) Bicycle parking shall be provided on the lands designated as YDMU-3(XX), in accordance with the following:
- (i) Residential Long Term Parking - a minimum of 303 bicycle spaces;
  - (ii) Residential Short Term Parking - a minimum of 32 spaces;
  - (iii) Non-Residential Long Term Parking - a minimum of 3 spaces for the buildings combined; and
  - (iv) Non-Residential Short Term Parking - a minimum of 6 spaces;
- (y) A bicycle parking space required under this by-law may be provided within either Building C3 or C4 or some combination thereof.

### **LOADING**

- (z) The provisions of Section 6A(16)(Loading Requirements) of By-law No. 7625 shall not apply and loading shall be provided as follows:

- (i) a minimum of one (1) Type G loading space shall be provided for Building C3;
- (ii) a minimum of one (1) Type G loading space shall be provided for Building C4;  
and
- (iii) a type G loading space may have minimum dimensions of 13.0 metres long by 4.0 metres wide and 6.1 metres high.

### **RECREATIONAL AMENITY AREA**

- (aa) The total combined residential amenity area for Buildings C3 and C4 shall be provided in accordance with the following:
  - (i) a minimum of 3.5 square metres indoor recreational amenity area per residence unit, of which a minimum of two common amenity rooms shall be provided per floor;
  - (ii) a minimum of 3.5 square metres of outdoor recreational amenity area per residence unit;
  - (iii) notwithstanding any definition of residential amenity area in By-law No. 7625, any indoor recreational amenity area or outdoor recreational amenity area provided on the lands shown on Schedule 1, shall be accessible by the residents of any building erected on the lands shown on Schedule 1; and
  - (iv) the lands between Buildings C3 and C4 shall not be included in the calculation of outdoor recreational amenity area.

### **RETAIL FRONTAGE**

- (bb) Residence units shall not be permitted at grade adjacent to The Pond Road, Street F (extension of Leitch Avenue) and Street D (extension of Haynes Avenue). At grade retail uses adjacent to Street D and Street F shall be subject to a minimum depth of 15 metres inclusive of up to 2 metres for service corridors.
- (cc) At grade retail uses adjacent to The Pond Road shall be subject to a minimum depth of 8 metres inclusive of up to 2 metres for service corridors.

### **LAND DIVISION**

- (dd) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands as if it remained one lot.

3. 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:

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

all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

notwithstanding (A) and (B) above, Buildings C3 and C4 can be erected and used upon the lands within Schedule 1, provided they have satisfactory access to The Pond Road , and satisfactory watermains and sanitary sewers, all to the satisfaction of the Executive Director, Engineering and Construction Services.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



**Schedule 'A'**

Section 37

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the site as secured in and subject to, an agreement or agreements under subsection 37(3) of the Planning Act whereby the owner agrees as follows:

1. Before introducing the necessary Zoning Bill to City Council for enactment, City Council require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure the following:

a. Participate in the City's Percent Public Art Program and provide a cash contribution to the City of \$500,000.00, in accordance with a Public Art Plan submitted by the owner to the satisfaction of the City. The cash contribution shall be paid prior to the issuance of the first above grade building permit. The financial contribution amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment for the public art.

b. Prior to the issuance of the first above grade building permit, the Owner shall make a cash contribution to the City in the amount of \$1,500,000.00 to be used for local park improvements to be determined by the Director of Community Planning, Etobicoke York District in consultation with the Ward Councillor. The financial contribution amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment for the local park improvements.

c. The owner shall provide a minimum of 7.4% of the private academic accommodations in Buildings C3 and C4 as affordable rental housing in accordance with the following provisions which shall be further set out in the Section 37 agreement with the City and to the satisfaction of the Chief Planner and Executive Director, City Planning Division:

i. The affordable rental housing will comprise a minimum of 7.4% of the private academic bedroom accommodations within a range of residence unit types comprising bachelor, 1, 2, 3 and 4 bedrooms.

ii. The owner will maintain the private academic affordable bedroom accommodations in Buildings C3 and C4 as rental housing, and agrees that none of the rental housing will form part of an application for

Condominium Registration for at least fifteen years from the date upon which the first new rental housing unit is occupied.

iii. Affordable rents will be charged to the tenants who occupy one of the affordable bedroom accommodations for a period of 15 years following the initial occupancy of each of buildings C3 and C4, providing that the affordable rental bedroom accommodations commence occupancy at the same time, subject to the provisions in 4.c. (iv) and (v).

iv. The affordable rents will be based on an average rent level derived from an average rent for comparable existing student residence accommodations on the York University campus for the academic year in which the affordable rental bedroom accommodations will be occupied, adjusted further to reflect differences in lease terms and arrangements for television services in the private academic accommodations, and varied by residence unit type and to reflect single or shared bedroom accommodations.

v. After the expiry of the 15 year period, rents charged to tenants newly occupying one of the affordable rental bedroom accommodations will not be subject to restrictions by the City of Toronto under the terms of the Section 37 Agreement entered into under this by-law.

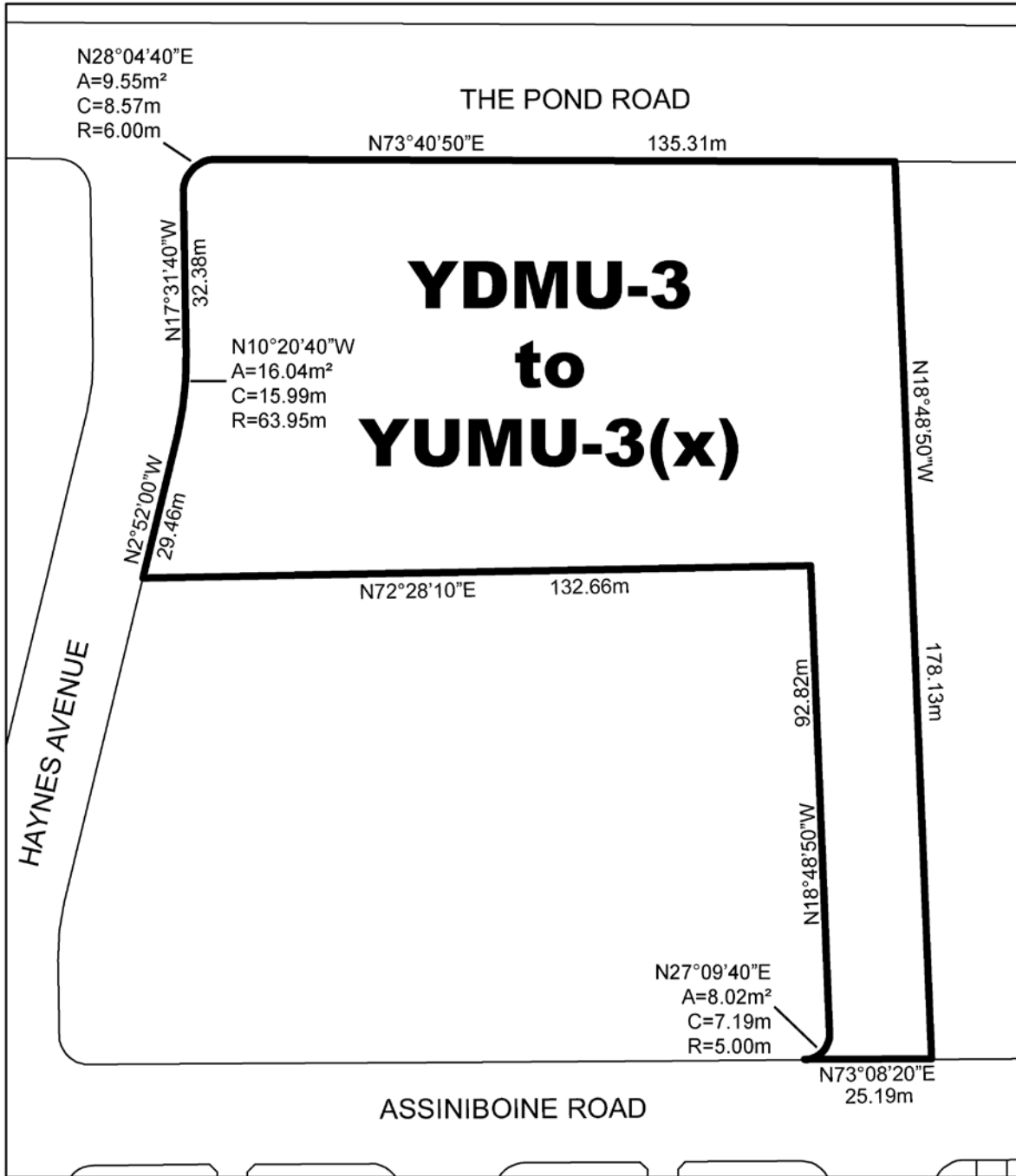
vi. Eligibility criteria for students who rent one of the affordable rental bedroom accommodations will require that such student is receiving financial assistance under the Ontario Student Assistance Program.

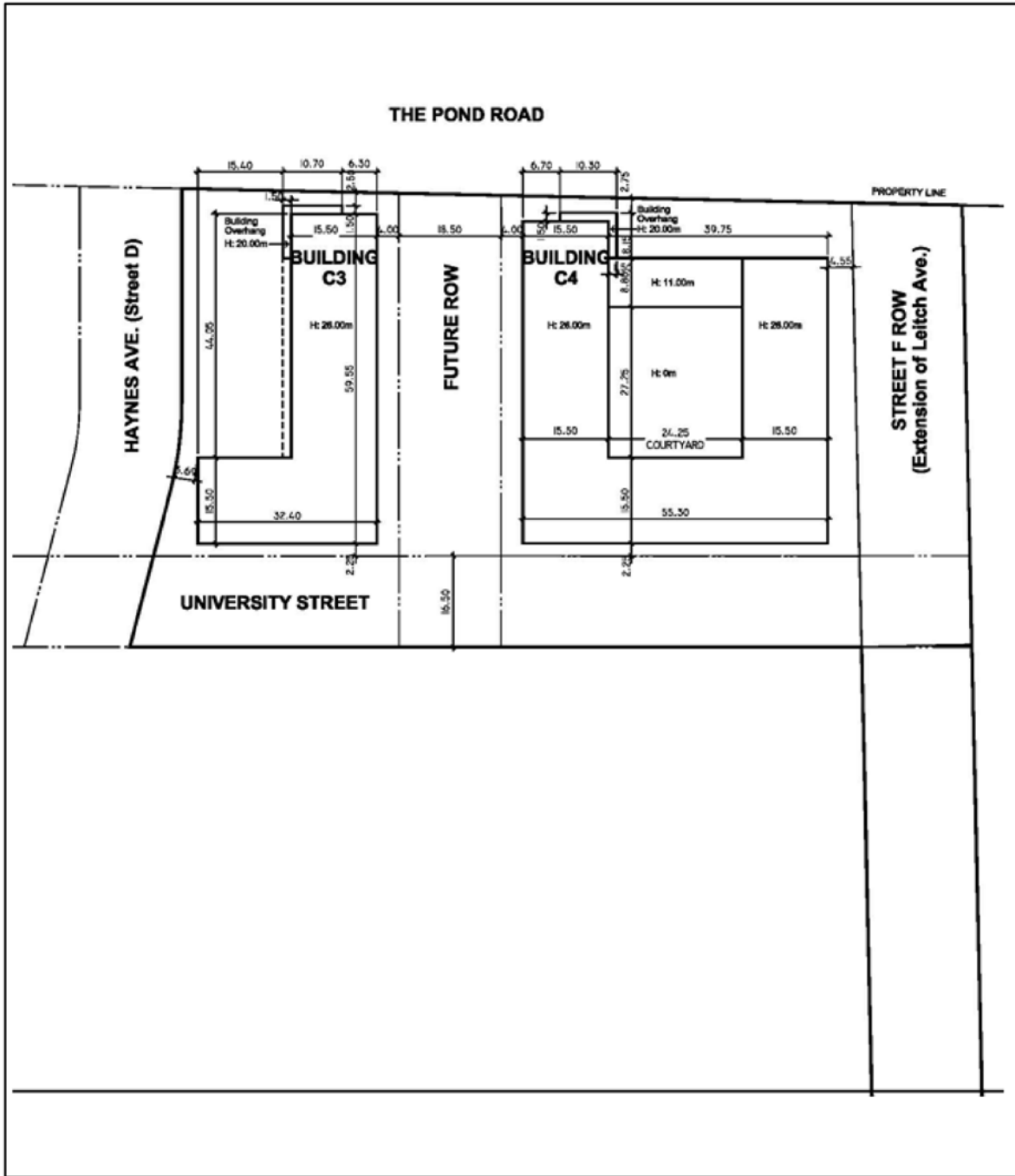
vii. The residence units which contain affordable rental bedroom accommodations shall be furnished and equipped with kitchen and bathroom facilities.

2. The following matters are to be secured in the Section 37 Agreement as a Legal convenience:

i. The applicant shall provide an easement in favour of the City of Toronto in the form of the Privately Owned Publically Accessible (POPS) space on the site in the form of a publicly accessible square located at the southeast corner of The Pond Road and the extension of Haynes Avenue, as illustrated on the conceptual Landscape Plans issued on October 18, 2019. Any changes to the proposed POPS space shall be to the satisfaction of the Chief Planner and Executive Director, City Planning.

- ii. The applicant shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, Version 3.






 **TORONTO**  
Schedule YUMU-3(X)

4700 Keele Street

File # 18 266532 NET 07 0Z

  
Former North York By-law 7625  
Not to Scale  
12/12/2019