

## **Attachment 8: Draft Minister's Zoning Order**

### **Definitions**

#### **1. In this Order:**

"Apartment Housing Dwelling" means a building containing more than four (4) dwelling units each having access only from an internal corridor system.

"Ancillary" means a use, building or structure that is naturally and normally incidental, subordinate in purpose or floor area and exclusively devoted to the Apartment House Dwelling on the same land, including but not limited to: administrative offices; kitchen and dining facilities; activity rooms; and, a lounge.

"Zoning By-law" means City of Toronto Zoning By-law No. 569-2013, and City of North York Zoning By-law 7625 as amended.

### **Application**

**2.(1)** This Order applies to lands in the City of Toronto in the Province of Ontario, being:

FIRSTLY: Part of Lot 22 Concession 1 East of Yonge Street, Township of York, designated as PART 3, Plan 64R-12369; Toronto (formerly North York), being all of PIN 10029-0165(LT)

SECONDLY: Part of Lot 22 Concession 1 East of Yonge Street, Township of York, designated as PART 4 to 6, Plan 64R-12369; Toronto (formerly North York), being all of PIN 10029-0166(LT)

THIRDLY: Part of Lot 22 Concession 1 East of Yonge Street, Township of York, designated as PART 2, Plan 64R-12369; Toronto (formerly North York), being all of PIN 10029-0167(LT)

### **Permitted Uses**

**3.(1)** Every use of land and every erection, location or use of any building or structure is prohibited on the lands described in subsection 2(1), except for:

- i. An Apartment House Dwelling and ancillary uses, buildings or structures;
- ii. An Apartment House Dwelling for Senior Citizens with 56 square metres of retail store floor space on the ground floor or basement floor thereof in the south building on the site; and
- iii. Parking of motor vehicles associated with the adjacent Nursing Home use at 205 Cummer Avenue.

## **Zoning Requirements**

4.(1) Despite the zoning by-law, the requirements for the lands described in section 2 and to which subsection 3(1) applies are as follows:

### **A. For the Apartment House Dwelling**

- i. The maximum building height is 3 storeys and 11.5 metres, where the height of the building is measured as the distance between a Canadian Geodetic Datum elevation of 189.47 metres and the elevation of the highest point of the building.
- ii. A maximum of 60 dwelling units are permitted.
- iii. The minimum front yard setback is 6.0 metres.
- iv. An ancillary building or structure is permitted in the front yard and the minimum front yard setback for an ancillary building or structure is 2.5 metres.
- v. An ancillary building or structure with a height greater than 2.5 metres, or a gross floor area greater than 10 square metres, must be at least 0 metres from a residential building on the same lot.
- vi. The maximum permitted height of an ancillary building or structure is 3.5 metres.
- vii. The maximum permitted width of exterior stairs providing pedestrian access to the building is 3.7 metres.
- viii. The minimum separation distance between the Apartment House Dwelling and the Apartment House Dwelling for Senior Citizens is 20 metres.
- ix. No parking spaces are required.
- x. No accessible parking spaces are required.
- xi. No loading spaces are required.
- xii. A minimum of 41 long-term bicycle parking spaces are required.
- xiii. The minimum vertical clearance for each stacked bicycle parking space provided is 1.1 metres and the minimum width of a bicycle parking space is 0.45 metres

### **B. For the Apartment House Dwelling for Senior Citizens:**

- i. The minimum front yard setback is 42.0 metres.
- ii. The minimum rear yard setback is 22.0 metres.
- iii. The minimum east side yard setback is 10.0 metres.

- iv. The minimum west side yard setback is 24.0 metres.
- v. No parking of motor vehicles are permitted within 8.0 metres of the west side lot line.
- vi. The maximum building height shall be 11.5 metres
- vii. A minimum of 58 parking spaces shall be provided for the apartment house dwelling for senior citizens.

### **C. Site Requirements**

- i. The maximum permitted Floor Space Index is 1.0 times the area of the lot.
- ii. The gross floor area may be reduced by the area in the building used for waste and recyclable material storage.
- iii. A minimum of 50% of the lot must be landscaping. A minimum of 50% of the required landscaping must be soft landscaping.

(2) Except as provided in subsection (1), the provisions of the zoning by-law continue to apply.

### **Terms of use**

**5.(1)** Every use of land and every erection, location or use of any building or structure shall be in accordance with this Order.

(2) Nothing in this Order prevents the use of any land, building or structure for any use prohibited by this Order if the land, building or structure is lawfully used on the day this Order comes into force.

(3) Nothing in this Order prevents the reconstruction of any building or structure that is damaged or destroyed by causes beyond the control of the owner if the dimensions of the original building or structure are not increased or its original use altered.

(4) Nothing in this Order prevents the strengthening or restoration to a safe condition of any building or structure.

### **Deemed by-law**

**6.** This Order is deemed for all purposes, except the purposes of section 24 of the *Planning Act*, to be and to always have been a by-law passed by the council of the City of Toronto.