

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 2022

## CITY OF TORONTO

Bill No. ~

**BY-LAW No. XXXX-2022**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2021 as, 155 and 165 Elm Ridge Drive**

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to **R (f 31.0, d9.1, a1207) (x 127)**, as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, to HT **[64.5], ST [19]**, as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.**[2.10]** Exception Number **[127]** so that it reads:

**(127) Exception R 127**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 155 and 165 Elm Ridge Drive, if the requirements of By-law **[Clerks to supply by-law ##]** are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 10.5.40.10 (1), the height of a **building or structure** is

the distance between Canadian Geodetic Datum elevation of 171.80 metres and the highest point of the **building or structure**;

- (C) Despite Regulations 10.10.20.10 (1) and 10.10.20.20 (1), a **Residential Care Home** in an **Apartment Building** is a permitted use and an **Apartment Building** with a maximum of 20% of the total **gross floor area** of the **building** devoted to non-residential uses is also a permitted use. On-site related ancillary uses for social, educational or skills training shall be permitted;
- (D) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** is 11,000 square metres;
- (E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram [3] of By-law [Clerks to insert By-law ##];
- (F) Despite (E) above, in addition to those elements listed in Regulations 10.5.40.10(2) and (3) and (4), and despite Regulations 10.5.40.10(4) and 10.10.50.10(8), (9) and (10), the following equipment and **structures** may project above the permitted maximum height of a **building**:
- i. mechanical penthouse or mechanical roof top unit, structures for noise attenuation, outside or open-air recreation, ornamental elements, and safety or wind protection, to a maximum of 6.5 metres;
  - ii. curbs, parapets, terrace and balcony guards and dividers, planters, and window washing equipment including those located on the roof of the building, to a maximum of 1.8 metres; and
  - iii. a projected box feature on the north elevation located a minimum of 6 metres and a maximum of 16 metres from grade;
- (G) Despite Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law ##];
- (H) Despite (G) above, in addition to the encroachments permitted in Regulation 10.5.40.60, the following elements may encroach into the required **building setbacks**:
- i. lighting fixtures, a projected box feature on the north elevation and landscape features, to a maximum of 0.7 metres;
  - ii. fences, retailing walls, planters to the lot lines;

- iii. pergolas to a maximum of 2.7m into the setback on the west side and 5.0m into the setback on the south side;
- (I) Despite Regulation 10.5.40.60, balconies and terraces shall not be permitted to project into the setback of the east or west side elevations;
- (J) Regulation 10.10.40.30 (1) (B) shall not apply;
- (K) Regulation 10.5.50.10 (4) shall not apply;
- (L) Despite Regulation 10.5.50.10(5), a soft landscaping strip along a lot line abutting another lot in the Residential Zone category is not required;
- (M) Despite Regulation 200.5.1.10 (2) (A), a maximum of 10% of the required **parking spaces** may have a length of 5.0 metres;
- (N) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, **parking spaces** must be provided and applicable as follows:
  - i.) A minimum of 0.31 **parking spaces** for each **dwelling unit** for residents, staff and visitors.
- (O) Regulation 10.5.80.40(3), shall not apply
- (P) Regulations 10.5.100.1 (1), (4), (5), shall not apply;
- (Q) Despite Regulation 220.5.10.1 (2), a minimum of one Type “G” **loading space** must be provided;
- (R) Clause 220.5.20.1, shall not apply;
- (S) Despite Regulation 230.5.1.10(4), the minimum width of a **stacked bicycle parking space** is 0.46 metres;
- (T) Despite Regulation 230.5.10.1(1) and Table 230.5.10.1 (1), **bicycle parking spaces** must be provided as follows:
  - i) A minimum of 0.33 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - ii) A minimum of 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**.

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

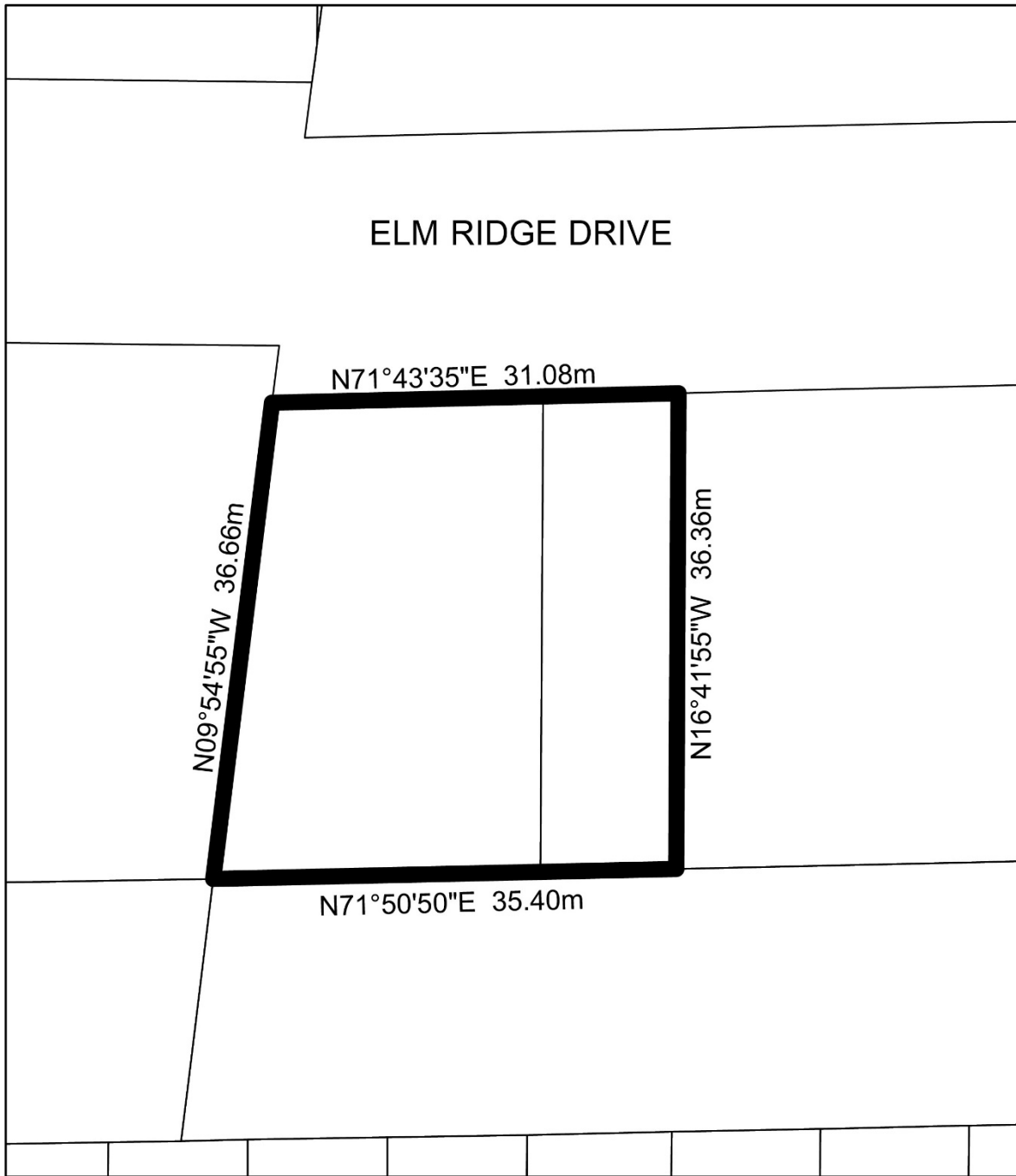
Enacted and passed on month ##, 2022.

Name,

Speaker

City Clerk

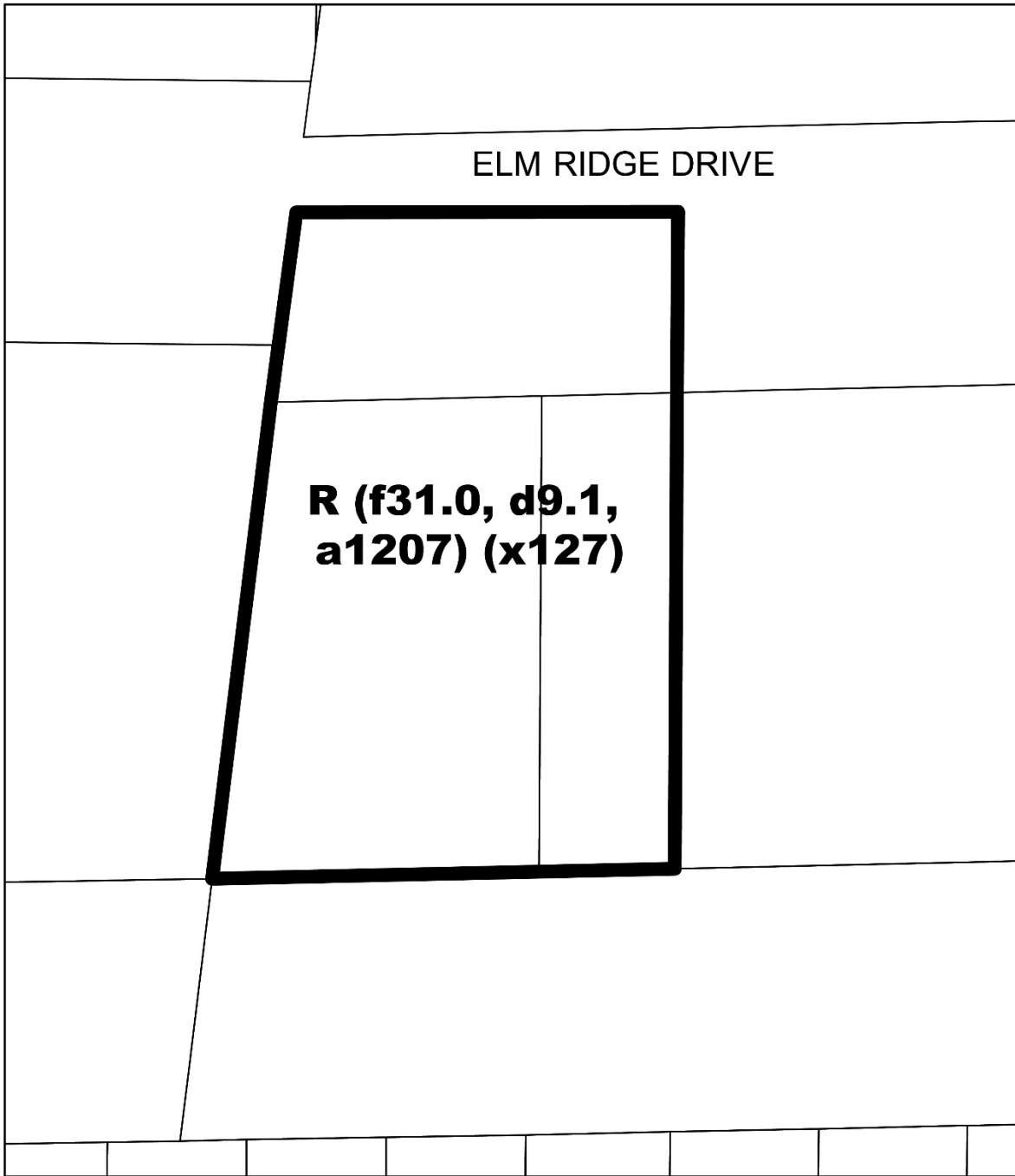
(Seal of the City)



 **TORONTO**  
Diagram 1

155 & 165 Elm Ridge Drive

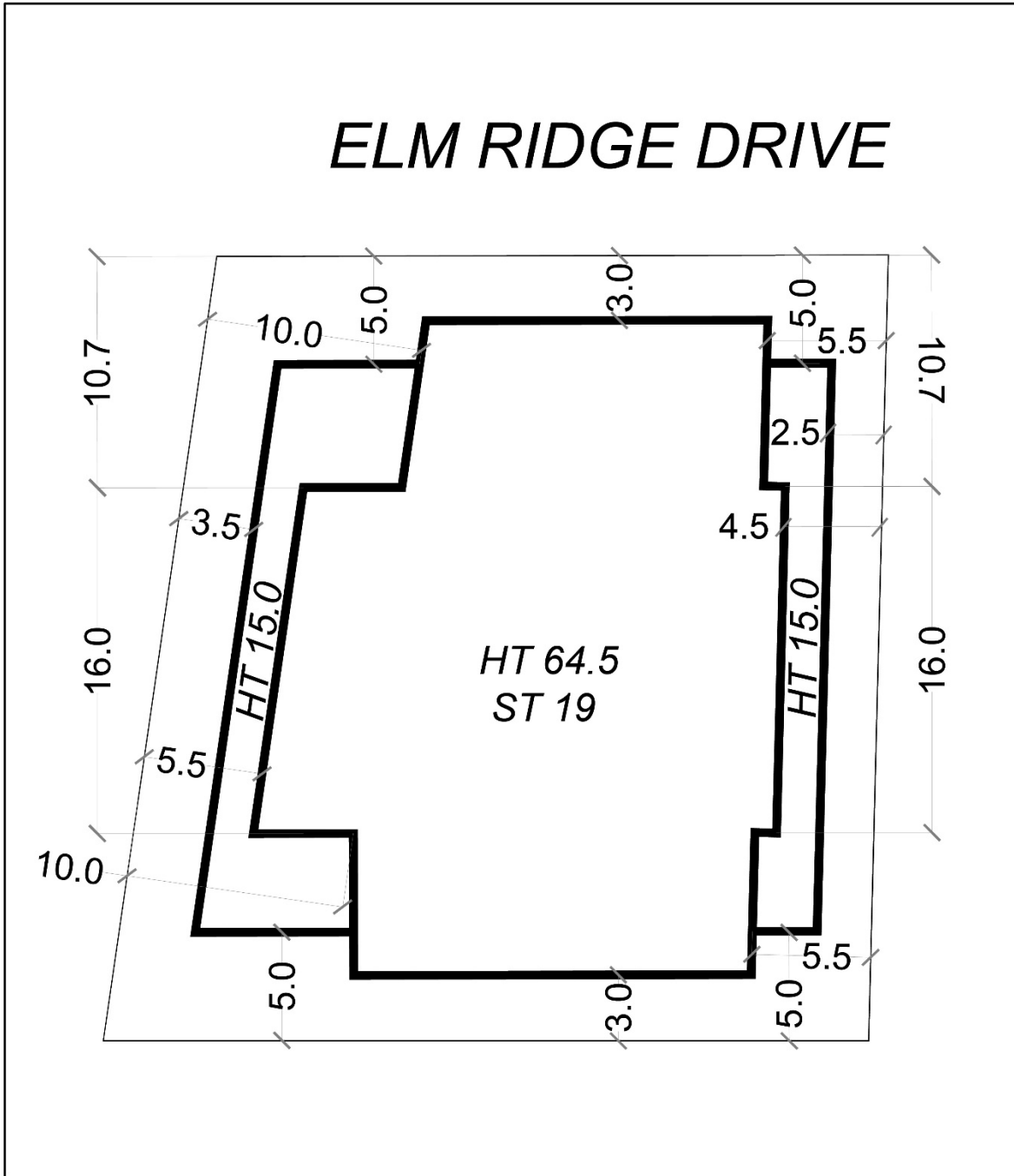
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 **TORONTO**  
Diagram 2

155 & 165 Elm Ridge Drive

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 **TORONTO**  
Diagram 3

155 & 165 Elm Ridge Drive

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