

Authority: Toronto and East York Community Council Item ~, as adopted by City of  
Toronto Council on ~, 2022  
Enacted by Council: ~, 2022

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXX-2022**

**To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known in the year 2021 as 40 Raglan Avenue.**

Whereas Council of the City of Toronto has the authority 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. District Map 15 of By-law 1-83, as amended, is amended by deleting the zoning that applies to the lands delineated by heavy lines on “Schedule A” attached and forming part of this By-law and zoning those lands “RM2 S16(XXX)”;
2. Except as provided herein, the provisions of former City of York By-law 1-83, as amended, shall apply to the entirety of the *lot*;
3. That Section 16(12) General Exceptions of former City of York By-law 1-83, as amended, be further amended by removing Site Specific Exception (12) and adding a new subsection S16(XXX) as follows:

**S 16 (XXX)**

Notwithstanding the provisions of former City of York Zoning By-law 1-83, the *lot*, as delineated by heavy lines on “Schedule B” attached to and forming part of this By-law, and municipally known as 40 Raglan Avenue in the year 2021, may be used for the purposes of an apartment house subject to the following provisions:

**Maximum Gross Floor Area**

(A) The maximum permitted residential gross floor area on the *lot* shall not exceed 21,816 square metres.

(B) A 245 square metre community centre shall be provided on the *lot*, on the ground floor of a building.

**Dwelling Units**

(C) A minimum of 10% of dwelling units must be 3-bedroom or greater dwelling units;

**Building Height**

(D) The height of the building shall not exceed the maximum height in metres measured from established grade shown on “Schedule C” attached to and forming part of this By-law, excluding:

- i. mechanical penthouse, structure or elements, having a maximum height of 7.0 metres above the applicable height limit shall be permitted within any area demarcated on Schedule C;
- ii. a parapet, roof drainage, thermal insulation or roof ballast, and roof construction assembly elements, located at each of the roof levels of the building, provided the maximum vertical distance of any such structure does not exceed 1.8 metres;
- iii. safety railings and fences at each of the roof levels of the building, provided the maximum vertical dimension of any such structure does not exceed 1.8 metres, and having a maximum combined vertical dimension with (i) above of 2.75 metres above the height of each roof level of the building;
- iv. structures on the roof of any part of the building used for outside or open air recreation, green roof elements, wind mitigation elements, landscape features, architectural elements, elevator overruns, public art features, , telecommunications equipment and antennae, window washing equipment, stair towers, stair enclosures, partitions dividing outdoor recreation areas, trellises or a fence, planters, landscape features, walls or structures enclosing such elements, lightning rods and exhaust flues, swimming pools (elevated or otherwise), structures housing pool or spa maintenance or operational equipment, provided the maximum vertical distance of such does not exceed 4.0 metres.

### **Yard Setbacks**

(E) The minimum yard setbacks shall be shown on “Schedule C” attached to and forming part of this By-law except that:

- i. Supporting columns encroachments into the required building setback, on the north side of the building, are permitted;
- ii. Balconies projecting from the south main wall and east main wall only, above the seventh storey only, and by a maximum of 1.8 metres;
- iii. Balcony encroachments into the required minimum building setbacks are not permitted from the north or west main walls;
- iii. Cornices, lighting fixtures, window washing equipment, awnings, canopies, finials, parapets, terraces, terrace guards, platforms, ornamental or architectural elements, trellises, eaves, window sills, bay windows, canopies, guardrails, balustrades, railings, wind mitigation screens and features, piers, planters, monuments, arbours, patios, decorative features, stairs, stair enclosures, stair landings, supportive columns, wheel chair ramps, vents, stacks, wind screens and features, acoustic screens and features, underground garage ramps and their associated structures, underground garage stair enclosures, retaining walls, fences, screens, weather protection canopies, and landscape and public art features, to a maximum of 3.0 metres;

### **Parking**

(F) parking space shall be a minimum of 2.6 metres wide and a minimum of 5.6 metres long, and where a parking space is limited by a wall or other permanent obstruction, the parking space minimum width is increased by 0.3 metres for each side of the space that is obstructed;

(G) Vehicles parking spaces shall be provided on the *lot* in accordance with the following standards:

- i. A minimum of 0.28 parking spaces per each dwelling unit for residents;
- ii. A minimum of 0.03 visitor parking spaces per each dwelling unit;
- iii. A minimum of 1 parking space for the community centre and
- iv. A minimum of 1 car sharing spaces shall be provided.

(H) The minimum driveway aisle width shall be 6.0 metres;

### **Bicycle Parking**

(I) Bicycle parking spaces shall be provided on the *lot* as follows:

- i. A minimum of 247 bicycle parking spaces for Residents; and
- ii. A minimum of 28 bicycle parking spaces for Visitors;

### **Loading Space**

(J) One Type “G” loading space shall be provided and maintained on the *lot*;

### **Amenity**

(K) Amenity space shall be provided at a minimum rate of 4.0 square metres for each dwelling unit, of which 2.0 square metres is indoor amenity space located at or above established grade and at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space and no more than 25% of the outdoor component may be a green roof.

### **Leasing Presentation Centre**

(L) None of the provisions of By-law 1-83 shall apply to prevent a temporary sales/leasing office on the lot as of the date of the passing of this By-law;

### **Severance**

(M) The provisions of this exception shall apply collectively to the lot notwithstanding the future consent, severance, partition or division of the *lot*;

### **Definitions**

(N) For the purposes of this By-law the following definitions shall apply:

- i. "amenity space" means indoor or outdoor space on a *lot* that is communal and available for use by the occupants of the building on the *lot* for recreational and social activities;
- ii. “bicycle parking space” means an area used for parking or storing a bicycle;
- iii. "car-share" means the practice where a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization, such *car-share* motor vehicles to be made available to at least the occupants of the building for short term rental, including hourly rental. *Car-share* organizations may require that the *car-share* motor vehicles be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

- iv. "car-share parking space" means a *parking space* exclusively reserved and signed for a car used only for *car-share* purposes;
- v. "community centre" means premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities. A club is not a community centre.
- vi. "established grade" means an elevation of 158.3 metres Canadian Geodetic Datum;
- vii. "height" means the vertical distance between established grade and the highest point of the building or structure, excluding mechanical penthouse;
- viii. "*lot*" shall mean the lands delineated by heavy lines on the attached Map 1 to this By-law;
- ix. "residential gross floor area" means the sum of the total area of each floor level of a building, above and below *grade*, measured from the exterior of the main wall of each floor level, excluding the following:
- a. Parking, loading and bicycle parking below established grade;
  - b. Loading spaces and bicycle parking spaces at or above-ground;
  - c. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
  - d. Indoor amenity space; and
  - e. Elevator shafts, garage shafts, mechanical penthouses and exit stairwells in the building;
- x. "Type G loading space" means an area used for the loading or unloading of goods or commodities from a vehicle and having a minimum length of 13.0 metres, a minimum width of 4.0 metres and a minimum vertical clearance of 6.1 metres;

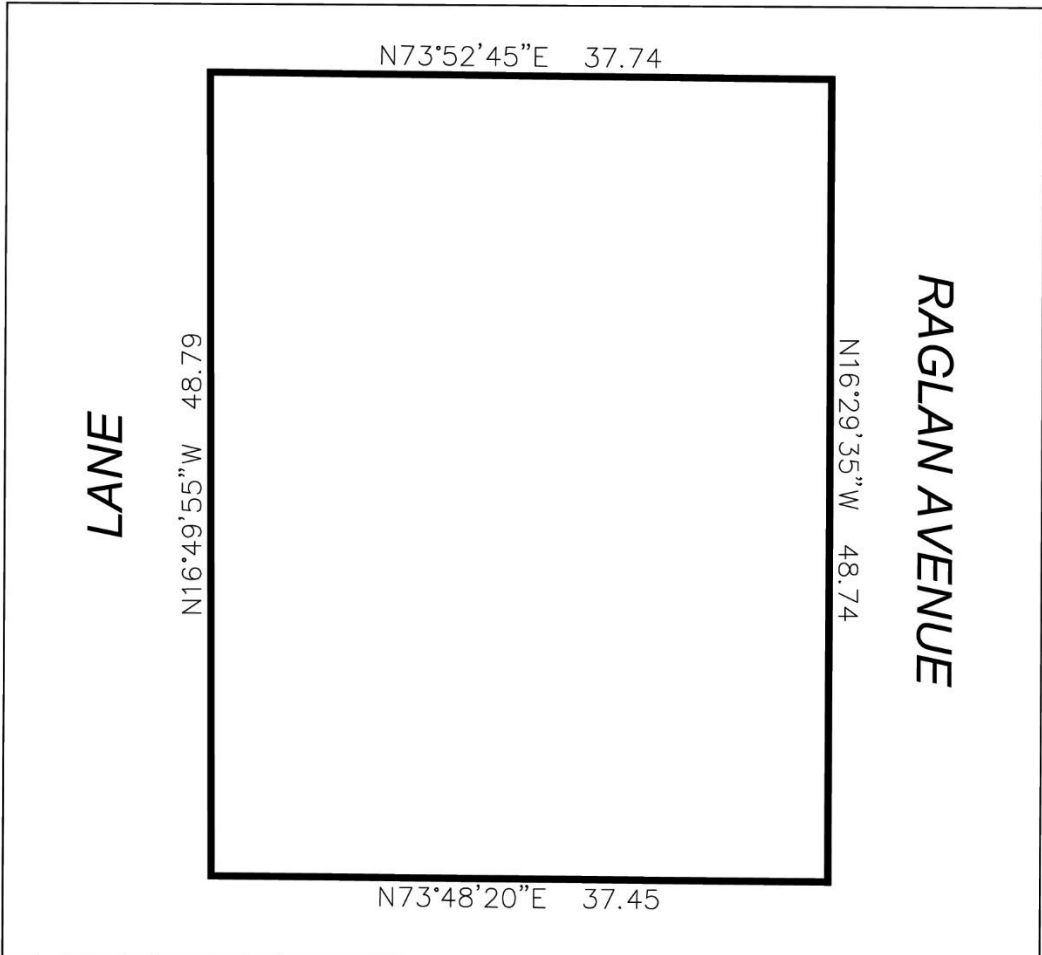
**4.** All other provisions of former City of York By-law 1-83 shall continue to apply except in the case where provisions of this Exception are in conflict, in which case the provisions of this Exception shall prevail.

Enacted and passed on ~~, 2022.

Name, Ulli S. Watkiss,  
Speaker City Clerk  
(Seal of the City)



Schedule A BY-LAW Number XXXX-2022  
and to Section 16(XXX) of Zoning By-Law 1-83, as amended



LOTS 7, 8, 9, AND 10, BLOCK E  
REGISTERED PLAN 875  
CITY OF TORONTO (FORMERLY CITY OF YORK)

TORONTO  
Schedule A

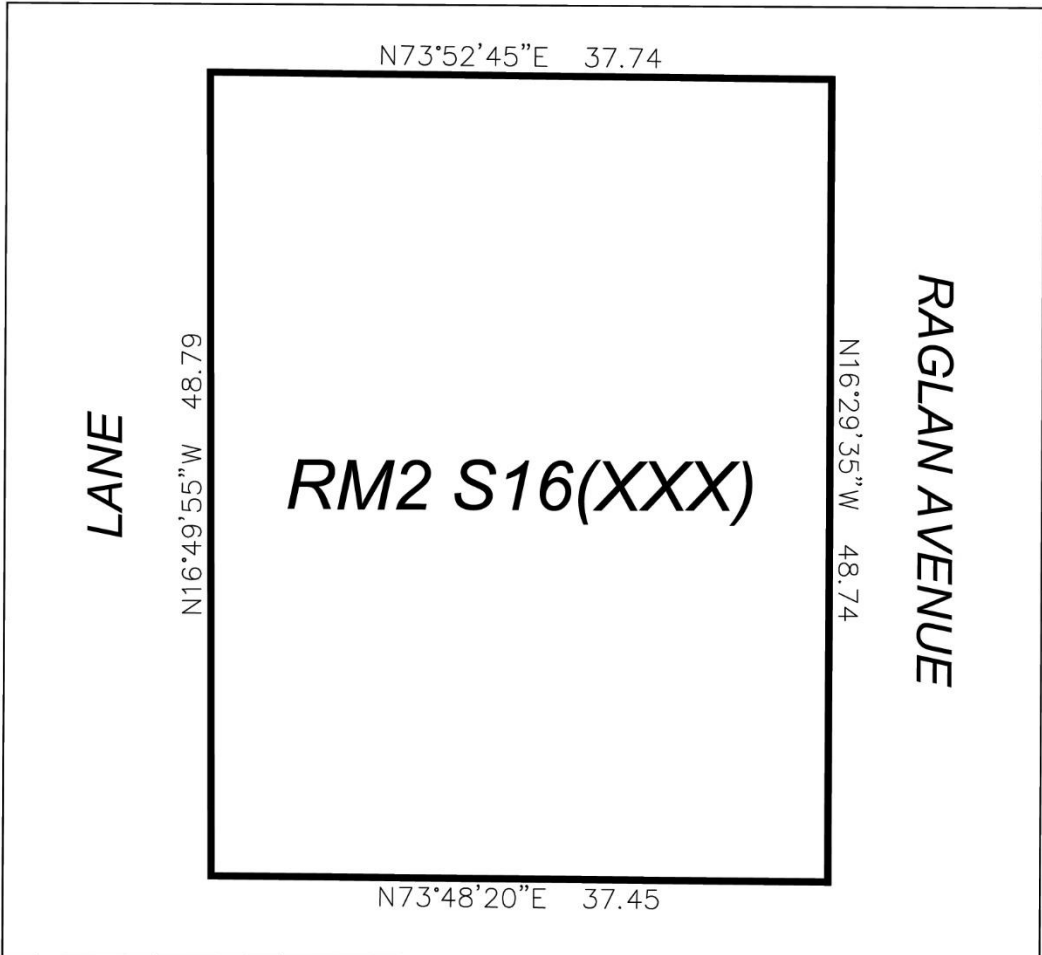
40 Raglan Avenue

File # 21 212462 STE 12 OZ

Former City of York By-law 1-83  
Not to Scale  
06/01/2021



Schedule B BY-LAW Number XXXX-2022  
and to Section 16(XXX) of Zoning By-Law 1-83, as amended




LOTS 7, 8, 9, AND 10, BLOCK E  
REGISTERED PLAN 875  
CITY OF TORONTO (FORMERLY CITY OF YORK)

  
Schedule B

40 Raglan Avenue

File # 21 212462 STE 12 OZ

  
Former City of York By-law 1-83  
Not to Scale  
06/01/2021

