

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2021
Enacted by Council: ~, 2021

**CITY OF TORONTO
BY-LAW No. ~-2021**

To amend former City of York Zoning By-law 1-83, as amended, with respect to the lands municipally known in the year 2021 as 91-101 Raglan Avenue

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*;

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

1. That Section 16 General Exceptions of former City of York By-law 1-83, as amended, be further amended by adding a new subsection (XX) as follows:

(XX) Lands – 91-101 Raglan Avenue

Notwithstanding the provisions of former City of York Zoning By-law 1-83, the lot, as delineated by heavy lines on Schedule “A” attached to and forming part of this By-law, and municipally known as 91-101 Raglan Avenue in the year 2021, may be used for the purposes of an apartment house and accessory buildings and structures subject to the following provisions:

Maximum Gross Floor Area

- a) The maximum permitted residential gross floor area on the lot shall not exceed 22,000 square metres;
- b) The maximum permitted non-residential gross floor area on the lot shall not exceed 20 square metres;

Maximum Number of Units

- c) A maximum of 225 dwelling units is permitted;

Permitted Uses

- d) Notwithstanding Section 8 of By-law 1-83, the following uses shall be permitted:
 - i. Apartment houses and associated structures;

Building Height

- e) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule B attached to and forming part of this By-law, excluding: equipment serving the building, mechanical equipment and any associated enclosure structures, mechanical penthouse, stairs, stair enclosures, vents, chimneys, equipment for heating, cooling or ventilating, and lighting rods, which may project above the height limits shown on Schedule “B” by a maximum of 6.0 metres;
- f) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule B attached to and forming part of this By-law, excluding: elevator overruns and any associated enclosure structures, which may project above the height limits shown on Schedule “B” by a maximum of 11 metres.
- g) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule “B”, excluding: wind or privacy screens, pergolas, trellises, dividers/screens, landscaping, and fences, which may project above the height limits shown on Schedule “B” by a maximum of 3.0 metres;
- h) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule “B” attached to and forming part of this By-law, excluding eaves, decorative architectural features, light fixtures, parapets, terraces, guard rails, window washing equipment, guardrails, balustrades, safety railings, bollards, wheel chair ramps, cornices, parapets, roof drainage, architectural features, and elements of green roof, which may project above the height limits by a maximum of 3.0 metres as shown on Schedule “B”;
- i) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule “B” attached to and forming part of the By-law, excluding mechanical penthouse, indoor amenity space, enclosures housing mechanical elements and ducts, stairs, stair enclosures, vent stacks, parapets, elevators, elevator enclosures and associated structures up to a maximum height of 7.0 metres;
- j) The height of the building shall not exceed the maximum height in metres measured from established grade shown on Schedule “B” attached to and forming part of the By-law, excluding the erection or use of structures on any roof used for maintenance, safety, outside or open air recreation, including outdoor amenity space, and outdoor amenity space – associated access, wind or green roof purposes up to a maximum height of 3.0 metres; and
- k) For the purposes of determining the number of storeys of the building, the following will not be considered a storey:
 - i. The mechanical penthouse may have indoor amenity space.

Yard Setbacks

- l) The minimum yard setbacks shall be shown on Schedule “B” attached to and forming part of this By-law except for balconies located at a height equal to or greater than 26.37 metres, shall be permitted to encroach into the required yard setbacks if located at least 10 metres from the centerline of the public lane to the east of the *lot* as shown on Schedule “B”;
- m) Balconies are not permitted in the "Balcony Exclusion Area" as shown on Schedule “B”;
- n) The minimum yard setbacks shall be shown on Schedule “B” attached to and forming part of this By-law except for balconies, not included in (l) and (m) above, to a maximum of 1.5 metres;
- o) The minimum yard setbacks shall be shown on Schedule “B” attached to and forming part of this By-law except that 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, arbours, patios, decorative features, stairs, supportive columns, wheel chair ramps, vents, stacks, acoustic screens and features, underground garage ramps and their associated **structures**, underground garage stair enclosures, retaining walls, fences, and landscape and public art features, shall be permitted to encroach into the required yard setbacks by a maximum of 3.0 metres;

Parking

- p) A 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;
- q) Vehicles parking shall be providing and maintained on the lot as follows:
 - i. A minimum rate of 0.14 for each dwelling unit for residents;
 - ii. A minimum rate of 0.05 for each dwelling unit for visitors; and
 - iii. A minimum of 2 Car-Share parking spaces;
- r) A minimum of 2 accessible parking spaces shall be provided;
- s) Accessible parking spaces must be provided and maintained in accordance with the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii. Width of 3.4 metres; and
 - iii. Vertical clearance of 2.1 metres.

- t) The entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and 2 of By-law 579-2017;
- u) Accessible parking spaces must be located within 16 metres of a barrier free entrance to the building or passenger elevator that provides access to the first storey of the building;
- v) A maximum of 5 parking spaces may be obstructed on one or both sides without the requirement to increase the minimum width on each obstructed side by 0.3m;
- w) The minimum driveway aisle width shall be 6.0 metres;

Bicycle Parking

- x) Bicycle parking spaces shall be provided and maintained on the lot as follows:
 - i. 232 bicycle parking spaces for resident; and
 - ii. 24 bicycle parking spaces for visitors;

Amenity

- y) Amenity space shall be provided and maintained at a minimum rate of 3.7 square metres for each dwelling unit, of which indoor amenity space shall be provided at a minimum rate of 2.0 square metres per dwelling unit and outdoor amenity space shall be provided at a rate of 1.7 square metres per dwelling unit;

Landscaping

- z) A minimum of 90 square metres of landscaping shall be provided on the lot;

Dwelling Units

- aa) The provision of dwelling units is subject to the following:
 - i. A minimum of 20 percent of the total number of **dwelling units** must have two or more bedrooms;
 - ii. A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - iii. Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above; and
 - iv. If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

Severance

- bb) The provisions of this exception shall apply collectively to the lot notwithstanding the future severance, partition, or division of the lot;

Leasing Presentation Centre

- cc) None of the provisions of By-law 1-83 shall apply to prevent a temporary sales/leasing office for the purposes of marketing, rental, and sale of the dwelling units and non-residential uses on the lands is permitted to a maximum height of 3.0 metres, and 1-storey on the lot as of the date of the passing of this By-law;

Loading

- dd) One Type "G" loading space shall be provided, with a minimum length of 13.0 metres and a minimum width of 4.0 metres;

Definitions

- ee) For the purposes of this By-law the following definitions shall apply:
- i. "Bicycle parking space" means an area used for parking or storing a bicycle;
 - ii. "established grade" means an elevation of 160.86 metres Canadian Geodetic Datum;
 - iii. "height" means the vertical distance between established grade and the highest point of the building or structure, excluding mechanical penthouse;
 - iv. "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:
 - i. Parking, loading and bicycle parking below-ground;
 - ii. Loading spaces at the ground level and bicycle parking spaces at or above-ground;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - iv. *Residential amenity space*; and
 - v. Elevator shafts, garage shafts, mechanical penthouses and exit stairwells in the building;

Other Provisions

2. The provisions of this exception shall apply collectively to the lands notwithstanding a future severance, partition or division of the lands;

3. 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 this _____ day of _____, A.D. 2021.

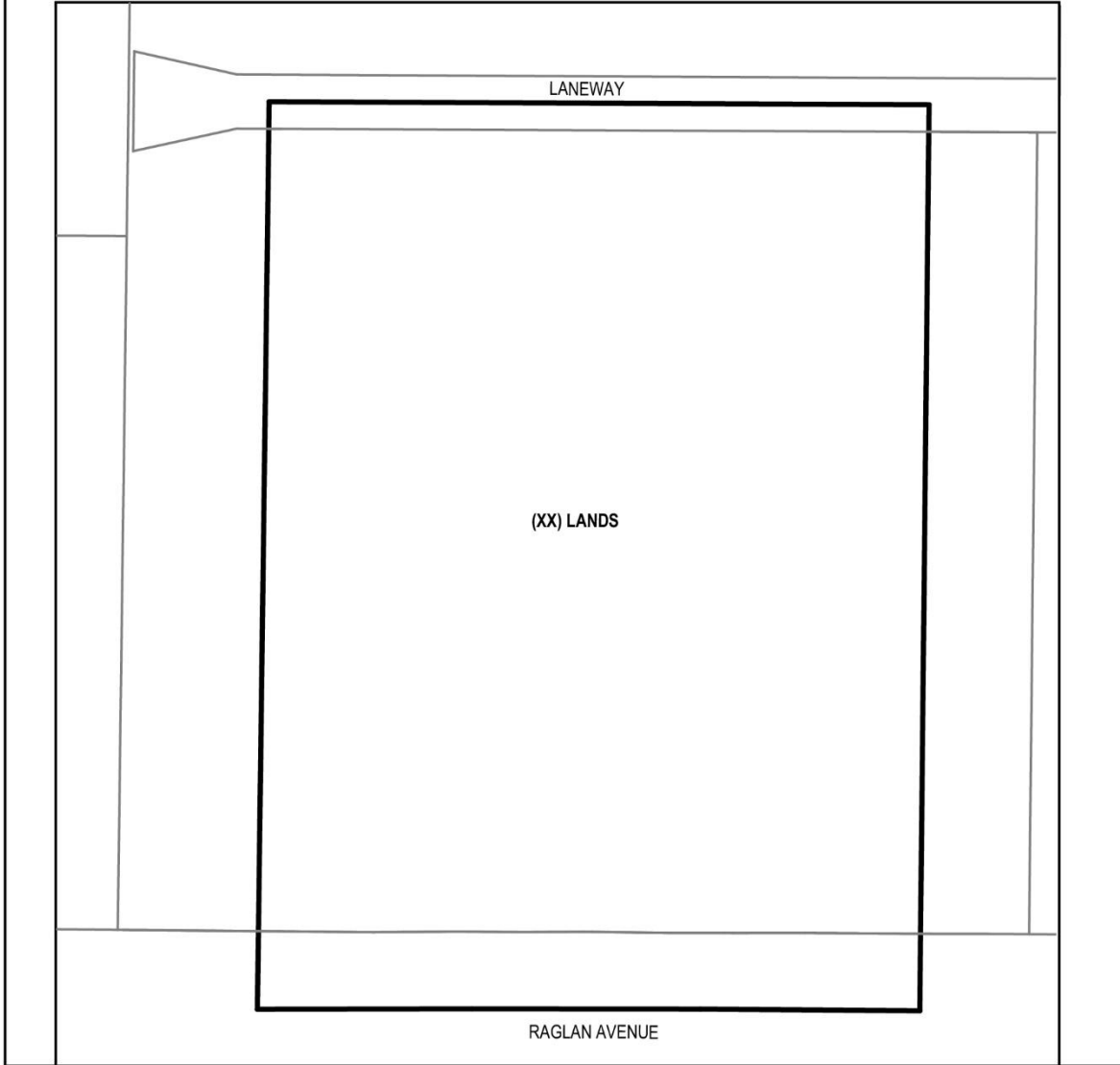
Frances Nunziata,
Speaker

John D. Elvidge,
Interim 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




Schedule A

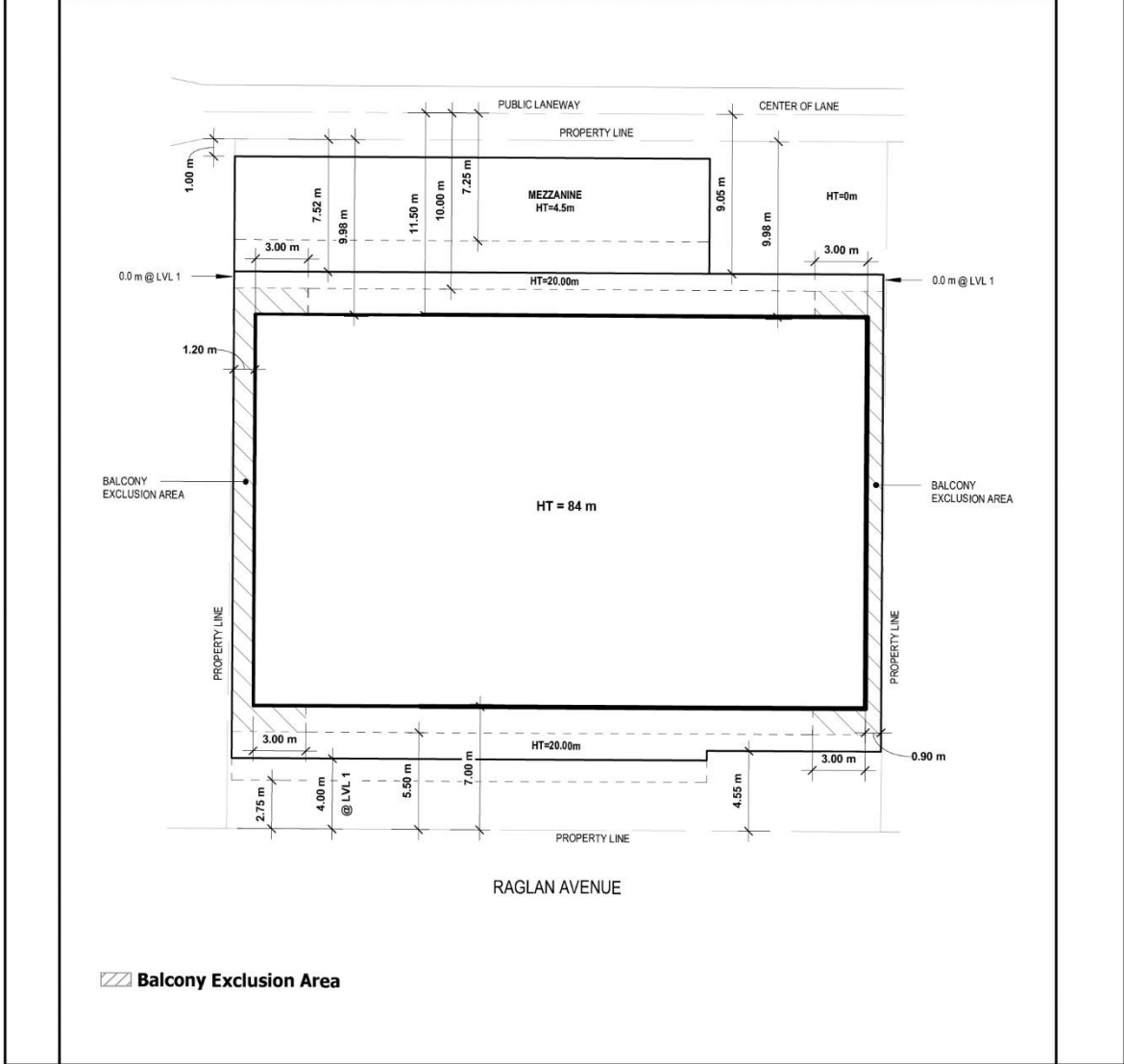
91 - 101 Raglan Avenue

File # 21 199866 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



Toronto
Schedule B

91 - 101 Raglan Avenue

File # 21 199866 STE 12 OZ

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