

Attachment 14: Draft By-law 7625 Amendment

Authority: Etobicoke York Community Council Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW ###-YEAR

To Amend Zoning By-Law No. 7625, as amended, of the Former City of North York, with respect to the lands municipally known in the year 2023 as 4500 Jane Street.

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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law.
2. By-law 7625, as amended, is further amended by amending the Zoning By-law Map by removing the existing RM6 zoning label on the Subject Lands and applying the zone label RM6 (293) as shown on Schedule 1 attached to this Bylaw.
3. By-law 7625, as amended, of the former City of North York is further amended by adding Section 64.20-A(293) as follows:

64.20-A(293) RM6 (293)

DEFINITIONS

- a) For the purpose of this exception, "Apartment House Dwelling" means a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- b) For the purpose of this exception, "Gross Floor Area" means the sum of the total area of each floor level of a **building**, above and below the ground, measured from the exterior of the main wall of each floor level, but excluding:

- i. Parking, loading and bicycle parking below established grade;
 - ii. Required loading spaces and required bicycle parking spaces at or above established grade;
 - iii. Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement and at, or above established grade;
 - iv. Shower and change facilities and bicycle maintenance facilities for required bicycle parking spaces;
 - v. Indoor recreational amenity area;
 - vi. Elevator shafts;
 - vii. Garbage shafts;
 - viii. Mechanical penthouse; and
 - ix. Exit stairwells in the building.
- c) For the purpose of this exception, “Established Grade” means a geodetic elevation of 186.47 metres above sea level.
- d) For the purpose of this exception, “Existing Building” means the **existing building** and structure municipally known as 4500 Jane Street that existed on the **lot** as of the date of the passing of this By-law.
- e) For the purpose of this exception, “Building A” and “Building B” mean the **buildings** identified as such on the lands as shown on Schedule 2 of By-law ##### [clerks to provide by-law number].
- f) For the purpose of this exception, “Type ‘G’ Loading Space” means an area used for the loading or unloading of goods or commodities from a vehicle, with the following dimensions:
- (i) minimum length of 13.0 metres;
 - (ii) minimum width of 4.0 metres; and
 - (iii) minimum vertical clearance of 6.1 metres.
- g) For the purpose of this exception, “Accessible Parking Space” means an area used for the parking or storing of a vehicle free of a physical, architectural or design barriers that would restrict access or use to a person with a disability as defined in the *Accessibility for Ontarians with Disabilities Act, 2005*, S.O. 2005, c. 11.

EXCEPTION REGULATIONS

a) Recreational Amenity Area

- (i) **Recreational amenity areas** shall be provided at a minimum rate of 4.0 square metres for each dwelling unit within Building A and Building B, of which:
 - (i) At least 2.0 square metres for each **dwelling unit** is indoor amenity space;
 - (ii) At least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
 - (iii) No more than 25% of the outdoor component may be a green roof.
- (ii) No indoor or outdoor **recreational amenity area** is required for the dwelling units in the Existing Building.

b) Parking

- (i) Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, the minimum number of parking spaces shall be calculated in accordance with the following:
 - (i) A minimum of 0.66 parking spaces per dwelling unit for residents;
 - (ii) A minimum of 0.08 parking spaces per dwelling unit for non-residential uses and visitors.
- (ii) A maximum of 24 parking spaces are permitted not in a building or structure.
- (iii) “Accessible Parking Space” shall be provided as part of the parking supply and will have a length of 5.6 metres, a width of 3.9 metres, and a vertical clearance of 2.1 metres.
- (iv) 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 Diagram 2 of By-law 579-2017.
- (v) “Accessible Parking Spaces” must be the parking spaces closest to a barrier free:
 - (i) entrance to a building;
 - (ii) passenger elevator that provides access to the first storey of the building; and,

- (iii) and shortest route from the required entrances in (A) and (B).
- (vi) If the calculation of the minimum number of **parking spaces** required by By-law [Clerks to insert By-law ##] results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space.
- (vii) Existing parking spaces and drive aisles that are not proposed to be modified or reconfigured are permitted within their existing dimensions as of the date of passing of this By-law.

c) **Bicycle Parking**

- (i) Bicycle parking for **Building A** and **Building B** shall be provided in accordance with the following:
 - (i) A minimum of 0.68 “long-term” bicycle parking spaces per dwelling unit;
 - (ii) A minimum of 0.07 “short-term” bicycle parking spaces per dwelling unit.
- (ii) No bicycle parking spaces are required for the **existing building**.

d) **Loading**

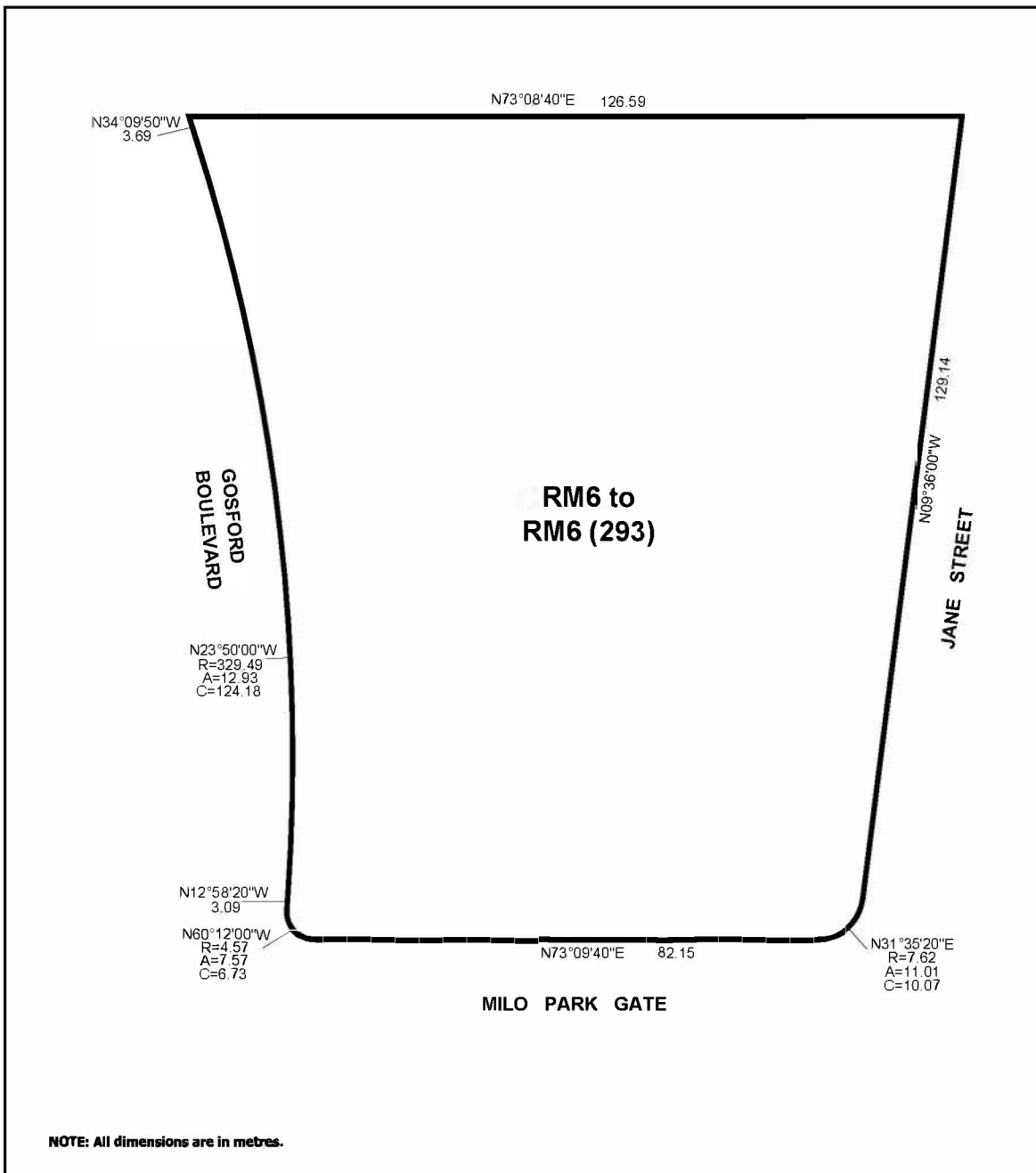
- (i) Section 6A(16) shall not apply.
- (ii) A minimum of 1 **Type G loading space** shall be provided on the lot.
- e) Despite any existing or future consent, severance, partition or division of the lands, the provisions of this By-law apply to the whole of these lands, as if no consent, severance, partition or division had occurred.

ENACTED AND PASSED this _____ day of _____, A.D. 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

City of Toronto



Toronto
Schedule 1

4500 Jane Street

File # 21 188070 STE 07 02

Former City of North York By-law 7625
Not to Scale
02/14/2023

