

Authority: Scarborough Community Council Item ##, as adopted by City
of Toronto Council on ~, 2023
Enacted by Council: ~, 2023

**CITY OF TORONTO
BY-LAW No. XXX-XXXX**

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 20 Stonehill Court.

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 subject to this By-law from a zone label of RAC (au89.0)(x79) to a zone label of RAC (x207), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number RAC 207 so that it reads:

(207) Exception RAC 207

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 20 Stonehill Court, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], if the requirements of By-law ## [City Clerk to provide By-law ##] are complied with, a **building** or **structure** may be constructed, used

or enlarged in compliance with Regulations (B) to (W) below;

- (B) Despite Regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 178.2 metres for Building A and 180.55 metres for the “Existing Building” and Building B and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Regulations 15.5.50.10(1)(A), the minimum required area of the **lot** for **landscaping** shall be 45%;
- (D) Despite Regulation 15.20.30.10(2), the minimum **lot area** for each **dwelling unit** shall be 21.8 square metres;
- (E) Despite Regulations 15.20.40.10(1)(A), the permitted maximum height of a **building** is the number following the HT symbol in metres on Diagram 3 of By-law [City Clerk to provide By-law ##]:
- (F) Despite Regulations 15.20.40.10(2)(A), the permitted maximum number of **storeys** in a **building** is the number following the letters ST on Diagram 3 of By-law [City Clerk to provide By-law ##]:
- (G) Despite Regulations 15.5.40.10(2),(3),(4),(5) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a “New Building”:
 - (i) elevator overruns, mechanical equipment, mechanical penthouse enclosures, and stair enclosures to a maximum of 7.0 metres;
 - (ii) terraces and balcony guards, elements of a green roof, planters, railings, parapets, and ornamental architectural features, to a maximum of 3.0 metres;
 - (iii) window washing equipment to a maximum of 8.0 metres; and
 - (iv) a ladder for maintenance purposes to a maximum of 2 metres;
 - (v) chimneys, pipes, vents, and ladders may project above the height limits of the mechanical penthouse enclosure projections identified in clause (i) above to a maximum of 3.0 metres;
- (H) Despite Regulation 15.5.40.10(6)(C), a “tower” is the portions of Building A which collectively enclose the entirety of a **storey** higher than 27.05 metres in height, and where the maximum area of the tower floor plate, as measured from the exterior of the **main wall** on each storey, does not exceed 750 square metres;

- (I) The maximum floor space index on the **lot** shall not exceed 3.8 times the lot area;
- (J) The permitted maximum **gross floor area** for Building A is 22,800 square metres;
- (K) The permitted maximum **gross floor area** for Building B is 9,300 square metres, of which;
 - (i) the required minimum **gross floor area** for non-residential uses is 220 square metres;.
- (L) Despite Regulation 15.20.40.50(1), an **apartment building** with 20 or more **dwelling units** must provide **amenity space** at the following rates:
 - (i) at least 2 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2 square metres for each **dwelling unit** of outdoor **amenity space**;
 - (iii) the outdoor **amenity space** is not required to be in a location adjoining or directly accessible to the indoor amenity space;
 - (iv) **indoor amenity space** required in L(i) for residents of the “Existing Building” may be provided in the “Existing Building”, Building A or Building B on the subject lands on Diagram 1 of By-law. [Clerks to supply By-law ##]
- (M) Despite Clause 15.20.40.70, and Regulation 15.20.40.80, the required minimum **building setbacks** for Building A and Building B are as shown in metres on Diagram 3 of By-law [Clerks to supply By-law ##];
- (N) Despite Regulation 15.5.40.50(2) and Clause 15.5.40.60, and (M) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
 - (i) landscape features, wheelchair ramps, light fixtures, guardrails, bollards, raised planters, retaining walls, fences, vents, screens, wind mitigation screens and features, damper equipment to no maximum.
 - (ii) elements or structures on any roof used for outside or open air recreation, including amenity space, and for maintenance, safety, wind protection or green roof purposes to no maximum.

- (iii) eaves, cornices, columns, awnings, canopies, patios, window washing equipment to a maximum of 3.0 metres;
- (iv) balconies to a maximum of 2.0 metres;
- (O) Two "Privately-Owned Publicly Accessible Spaces" (POPS) shall be provided within the shaded areas as shown on Diagram 3 of By-law [Clerks to insert By-law ##]; and
 - (i) One POPS will be a minimum of 338 square metres and consist of a minimum 5.1 metre strip located along the southern edge of the site and will provide a landscaped pedestrian connection between Stonehill Court and Warden Avenue.
 - (ii) The other POPS will have a minimum size of 346 square metres and located at the northwest corner of the site;
- (P) Despite Regulation 970.10.15.5(5) and Table 970.10.15.5, parking spaces must be provided on the lot in accordance with the following rates:
 - (i) maximum 0.7 **parking spaces** per **dwelling unit** for bachelor units;
 - (ii) maximum 0.8 **parking spaces** per **dwelling unit** for 1-bedroom units;
 - (iii) maximum 0.9 **parking spaces** per **dwelling unit** for 2-bedroom units;
 - (iv) maximum 1.1 **parking spaces** per **dwelling unit** for 3-bedroom units;
 - (v) maximum of 4.0 **parking spaces** per 100 square metres of non-residential **gross floor area** for all non-residential uses;
 - (vi) A minimum of 106 **parking spaces** shall be maintained for residents of the "Existing Building";
 - (vii) minimum of 2.0 **parking spaces** plus 0.05 **parking spaces** per **dwelling unit** and a maximum of 1.0 **parking space** per **dwelling unit** for the first five (5) **dwelling units** plus 0.1 spaces per dwelling unit for the sixth and subsequent **dwelling units** for visitors.

- (Q) A minimum of two (2) “car-share” parking spaces on the lot are required for residential parking use;
- (R) Clause 15.5.80.30 with respect to surface **parking spaces** does not apply.
- (S) Despite Regulation 230.5.1.10(9)B(iii) **bicycle parking spaces** may be provided on any level below ground.
- (T) Despite Clause 220.5.10.1, a minimum of one Type “G” loading space in Building A and one Type “G” **loading space** in Building B must be provided on the lot;
- (U) The provision of dwelling units in Building A and Building B is subject to the following:
- (i) a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms.
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) are not included in the provision required by (i) above;
- (V) Despite 15.5.50.10, only 0.5 metres of **soft landscaping** is required at the east property line for lands within the first 60 metres from Finch Avenue East.
- (W) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) “New Building” means the **apartment buildings** as shown as Building A and Building B on Diagram 2, of By-law [Clerks to supply by-law ##];
 - (ii) “Existing Building” means the **apartment building lawfully existing** on the lands in the year 2023 as shown on Diagram 2 of By-law No. [Clerks to supply By-law ##];
 - (iii) “tower floor plate” means the area of a floor of a building measured from the exterior of the **main walls**, but excluding projecting balconies;

- (iv) "Privately-Owned Publicly Accessible Open Space" or "POPS" means a space on the **lot** situated at ground level that is accessible at all times to the public and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;
- (v) "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit carsharing organization and where such organization may require that use of cars 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;
- (vi) "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents;

Prevailing By-laws and Prevailing Sections: None Apply.

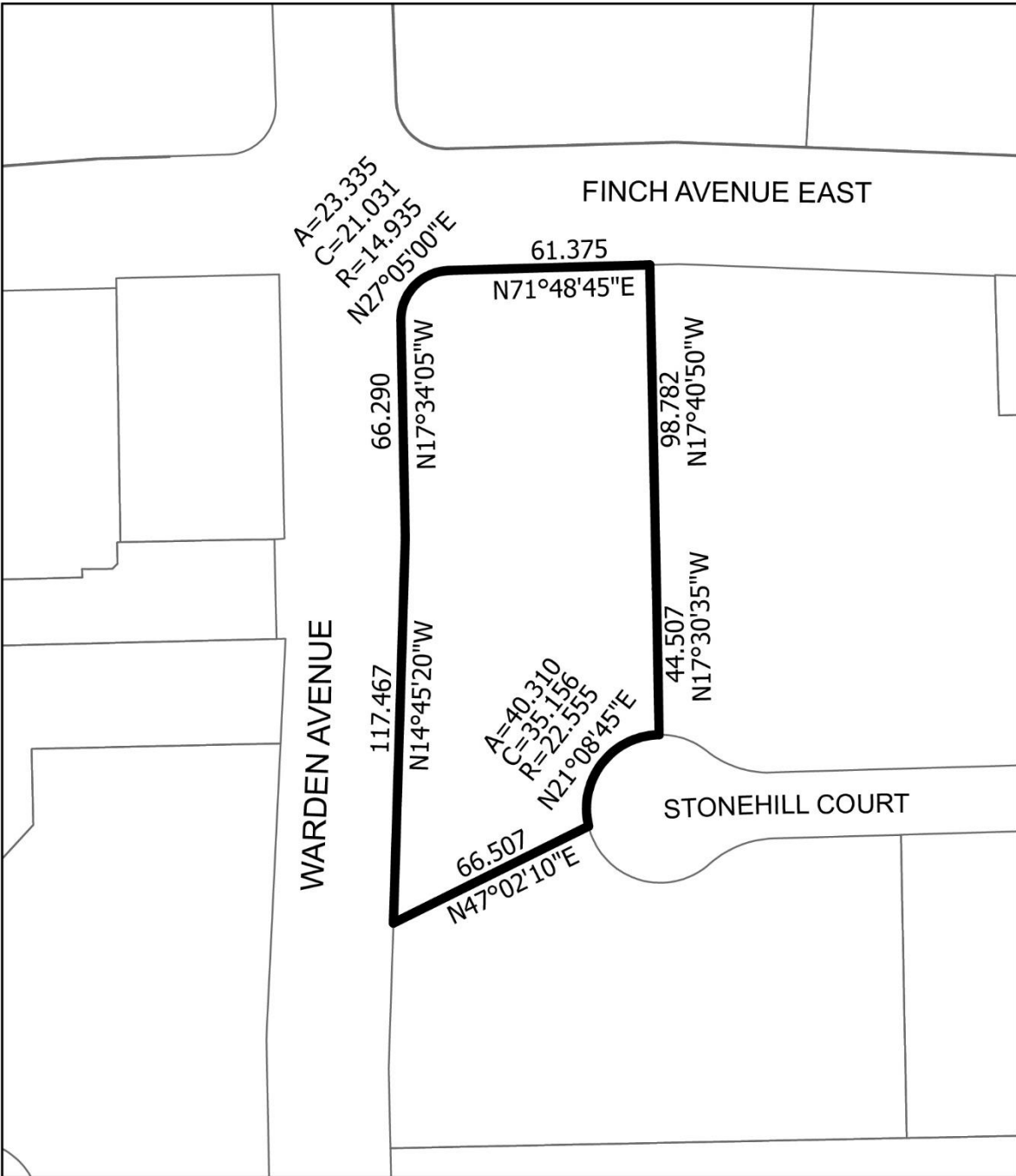
5. Despite any existing or future consent, severance, partition or division of the lot, the provisions of By-law ## [City Clerk to provide By-law ##], shall apply to the lands, as identified on Diagram 1, as if no consent, severance, partition or division occurred.

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

FRANCES NUNZIATA
Speaker

JOHN D. ELVIDGE
City Clerk

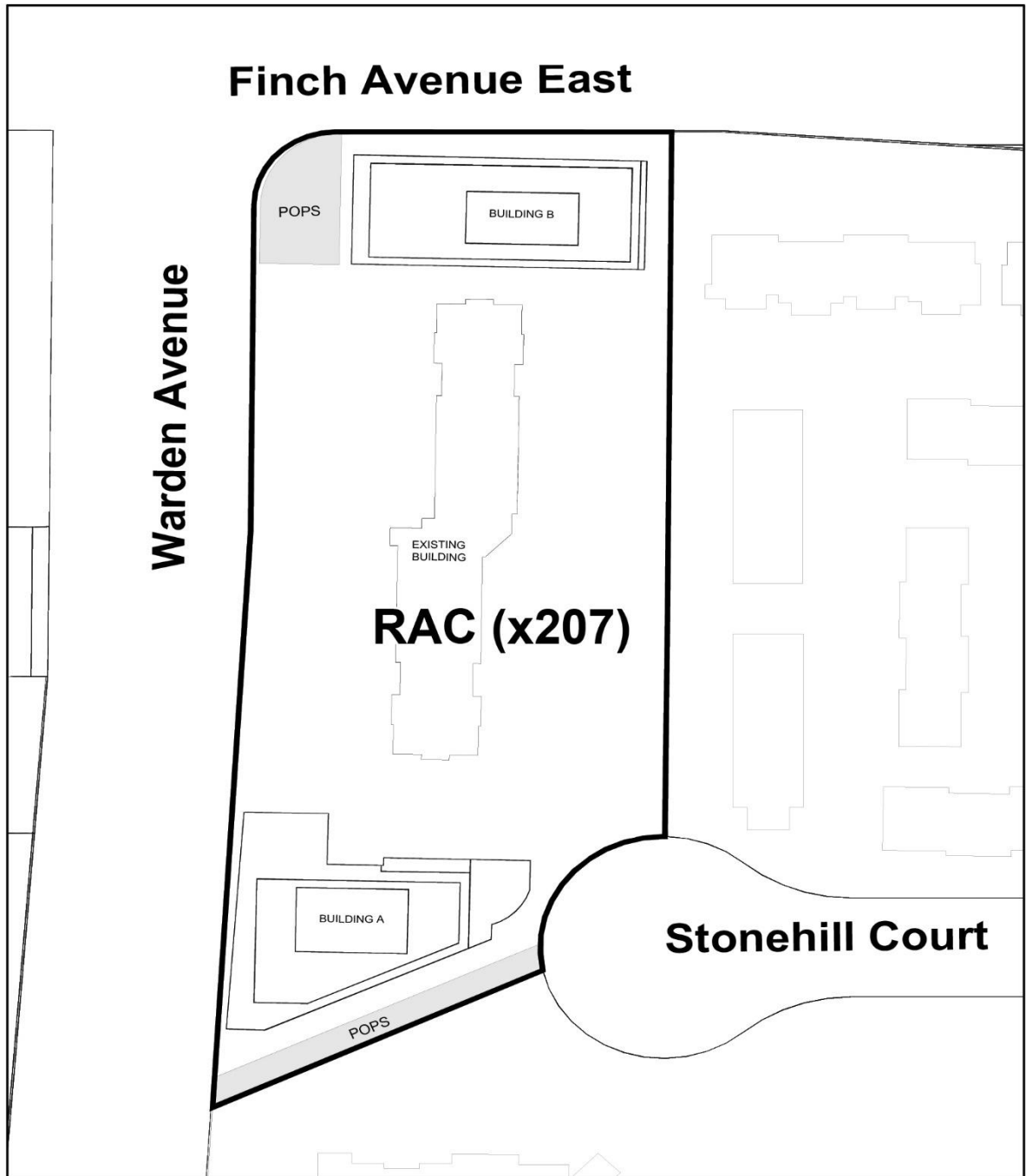
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 **TORONTO**
Diagram 1

20 Stonehill Court

File # 21 204794 ESC 22 0Z




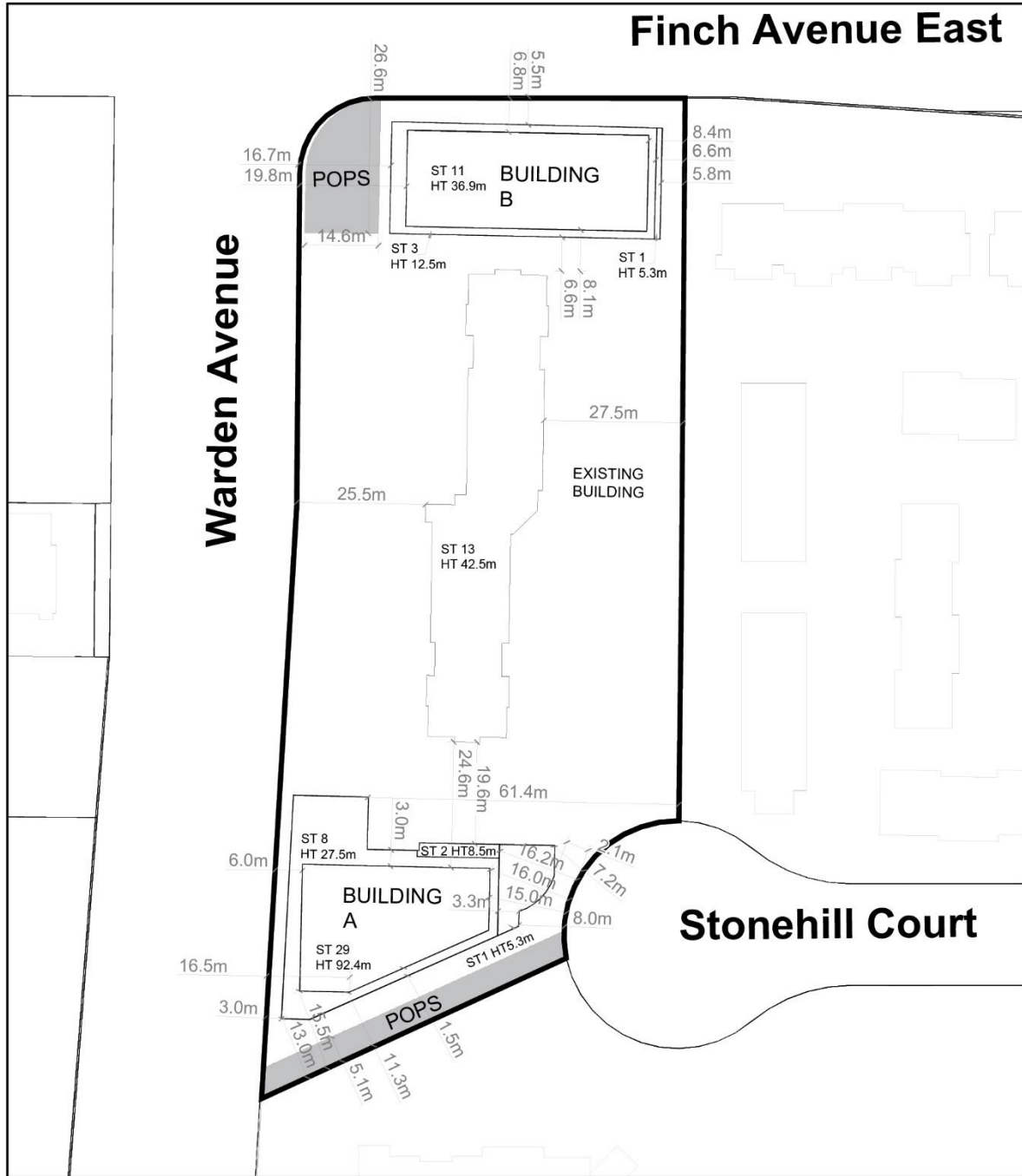
 **TORONTO**
Diagram 2

20 Stonehill Court

File # 21 204794 ESC 22 0Z

 Privately-Owned Publicly Accessible Spaces (POPS)


City of Toronto By-law 569-2013
Not to Scale
10/18/2023



TORONTO
Diagram 3

20 Stonehill Court

File # 21 204794 ESC 22 0Z

■ Privately-Owned Publicly Accessible Spaces (POPS)

↑
City of Toronto By-law 569-2013
Not to Scale
10/18/2023