

Authority: Toronto and East York Community Council Item ~, as adopted by City of  
Toronto Council on ~, 2023  
Enacted by Council: ~, 2023

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. XXX-2023**

**To amend former City of York Zoning By-law No. 1-83, as amended, with respect to the lands municipally known in the year 2022 as 632-652 Northcliffe Blvd.**

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

Whereas pursuant to Section 39 of the *Planning Act*, as amended, the Council of a Municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the By-law;

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 S 16(XX)".
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 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 – 632-652 Northcliffe Boulevard**

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 632-652 Northcliffe Boulevard in the year 2022, 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 gross floor area on the *lot* shall not exceed 31,400 square metres;

## **Dwelling Units**

- (B) The provision of dwelling units is subject to the following:
- (i) a minimum of 20 percent must be two-bedroom dwelling units; and
  - (ii) a minimum of 10 percent must be three-bedroom dwelling units or larger;
  - (iii) any dwelling units with three or more bedrooms provided to satisfy (ii) above cannot be 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;

## **Building Height**

- (C) The height of the building, inclusive of equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment, 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) parapets, roofing assembly and drainage, and elements and structures associated with a green roof, by a maximum of 1.5 metres;
  - (ii) elevator shafts, overruns, service rooms, and access required for the function of elevators, with an area that is a maximum of 150 square metres, by a maximum of 8.2 metres;
  - (iii) garbage chute overruns, chimneys, pipes, vents, and renewable energy facilities and devices, by a maximum of 3.0 metres;
  - (iv) architectural features, building maintenance units and window washing equipment, roof access, landscaping features, divider screens on a balcony, porch, and/or terrace, trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3.0 metres; and
  - (v) guardrails, railings, masonry pilasters, wheelchair ramps, balustrades and bollards by a maximum of 1.8 metres;

## **Yard Setbacks**

- (D) No portion of the building or structure erected or used above grade shall be located otherwise than wholly within the areas delineated by the lines as shown on Schedule C attached hereto, as to provide the minimum and maximum setbacks, except the following:
- (i) canopies and awnings to a maximum of 3.5 metres;

- (ii) balconies, by a maximum of 2.0 metres;
- (iii) porches and stairs, by a maximum of 3.0 metres;
- (iv) cornices, lighting fixtures, ornamental elements, trellises, eaves, planters, guardrails, balustrades, railings, stair enclosures, wheel chair ramps, underground garage ramps, fences, screens, and landscape features, up to a maximum of 2.5 metres; and
- (v) vents, pipes, eaves, cornices, roof overhangs, roof drainage, parapets, balustrades, windowsills, pilasters, chimney breasts, bay windows, columns and other minor architectural projections to a maximum of 1.5 metres;

### **Parking**

- (E) 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;
- (F) The minimum driveway aisle width shall be 6.0 metres;
- (G) Vehicles parking spaces shall be provided on the *lot* in accordance with the following standards:
  - (i) A minimum of 6 parking spaces for residential visitors;
  - (ii) No minimum parking spaces for residential occupants; and
  - (iii) A minimum of 9 accessible parking spaces;

### **Loading Space**

- (H) One Type “G” and one Type “C” loading space must be provided and maintained on the *lot*;

### **Bicycle Parking**

- (I) Bicycle parking spaces shall be provided on the *lot* as follows:
  - (i) A minimum of 0.9 bicycle parking spaces per dwelling unit for Residents; and
  - (ii) A minimum of 0.1 bicycle parking spaces per dwelling unit for Visitors;

### **Amenity**

- (J) Amenity space shall be provided as follows:
  - (i) A minimum rate of 4.0 square metres for each dwelling unit, of which:

- (a) at least 2.0 square metres for each dwelling unit is indoor amenity space located at or above established grade;
- (b) at least 2.0 square metres for each dwelling unit is outdoor amenity space located at or above established grade;
- (c) at least 40.0 square metres is outdoor amenity space in a location adjoining or directly accessible to the indoor amenity space; and
- (d) no more than 25% of the outdoor component may be a green roof;

### **Leasing Presentation Centre**

- (K) None of the provisions of By-law 1-83 shall apply to prevent a temporary sales/leasing office at a maximum height of 4.5 metres or 1-storey, on the lot as of the date of the passing of this By-law;

### **Severance**

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

### **Permitted Uses**

- (M) A “geo-energy facility” is permitted.

### **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. "bicycle parking space, short-term" means an area for the purposes of parking and securing bicycles for use by visitors;
  - iv. “established grade” means an elevation of 167.20 metres Canadian Geodetic Datum;
  - v. “height” means the vertical distance between established grade and the highest point of the building or structure, excluding mechanical penthouse;
  - vi. "*lot*" shall mean the lands delineated by heavy lines on the attached Schedule A to this By-law;
  - vii. “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:

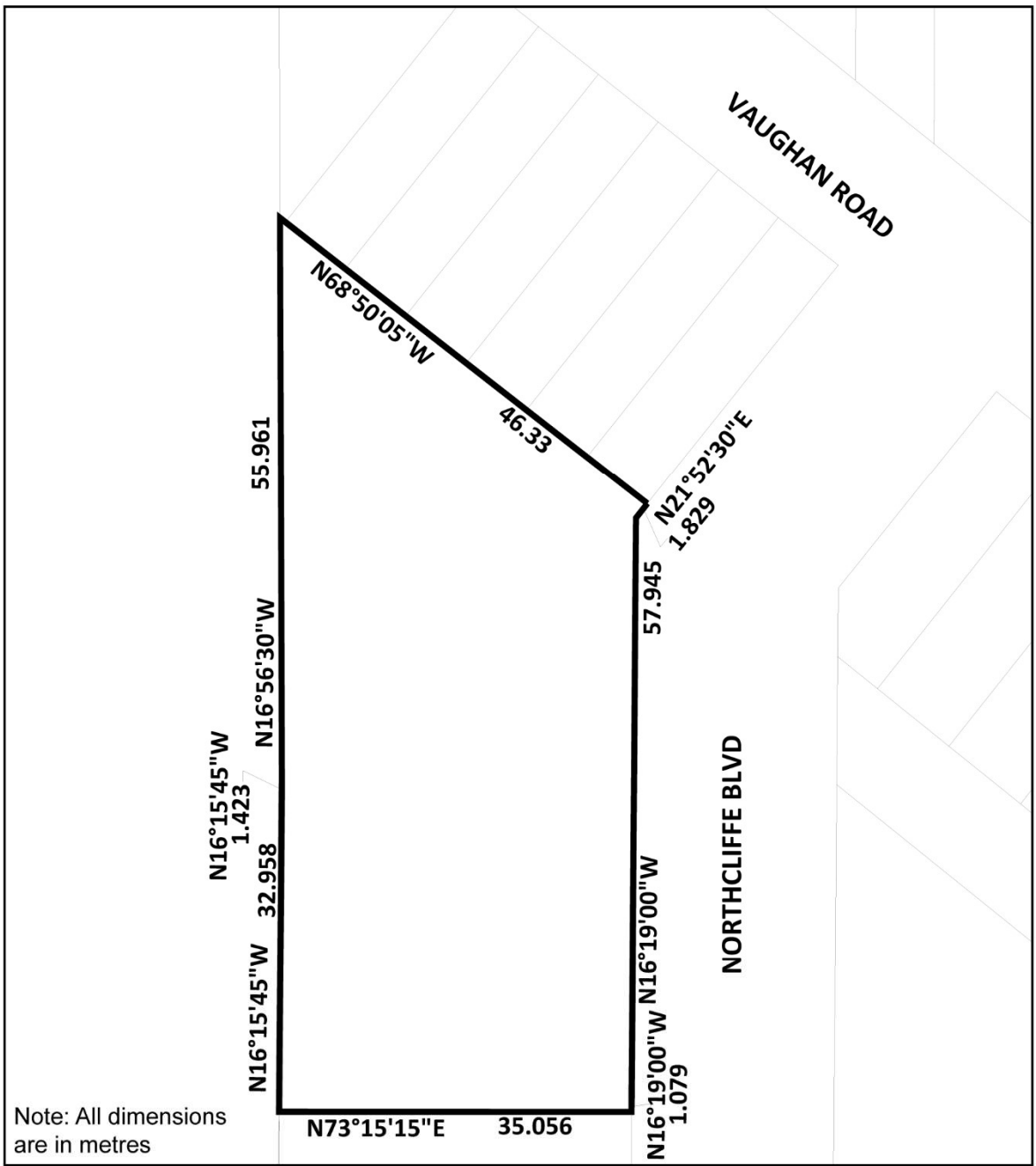
- (a) Parking, loading and bicycle parking below established grade;
  - (b) Loading spaces and bicycle parking spaces at or above-ground;
  - (c) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement and above a height of 122.85 metres;
  - (d) Surplus indoor amenity space;
  - (e) Elevator shafts, garage shafts, mechanical penthouses and exit stairwells in the building; and
  - (f) “geo-energy facilities”, below-ground, at, or above ground;
- viii. "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;
- ix. "Type C loading space" means an area used for the loading or unloading of goods or commodities from a vehicle and having a minimum length of 6.0 metres, a minimum width of 3.5 metres and a minimum vertical clearance of 3.0 metres;
- x. A “geo-energy facility” means premises containing devices to generate geo-energy for the exclusive use of the building.
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 this ~ day of ~, A.D. 2023.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Seal of the City)



Note: All dimensions are in metres

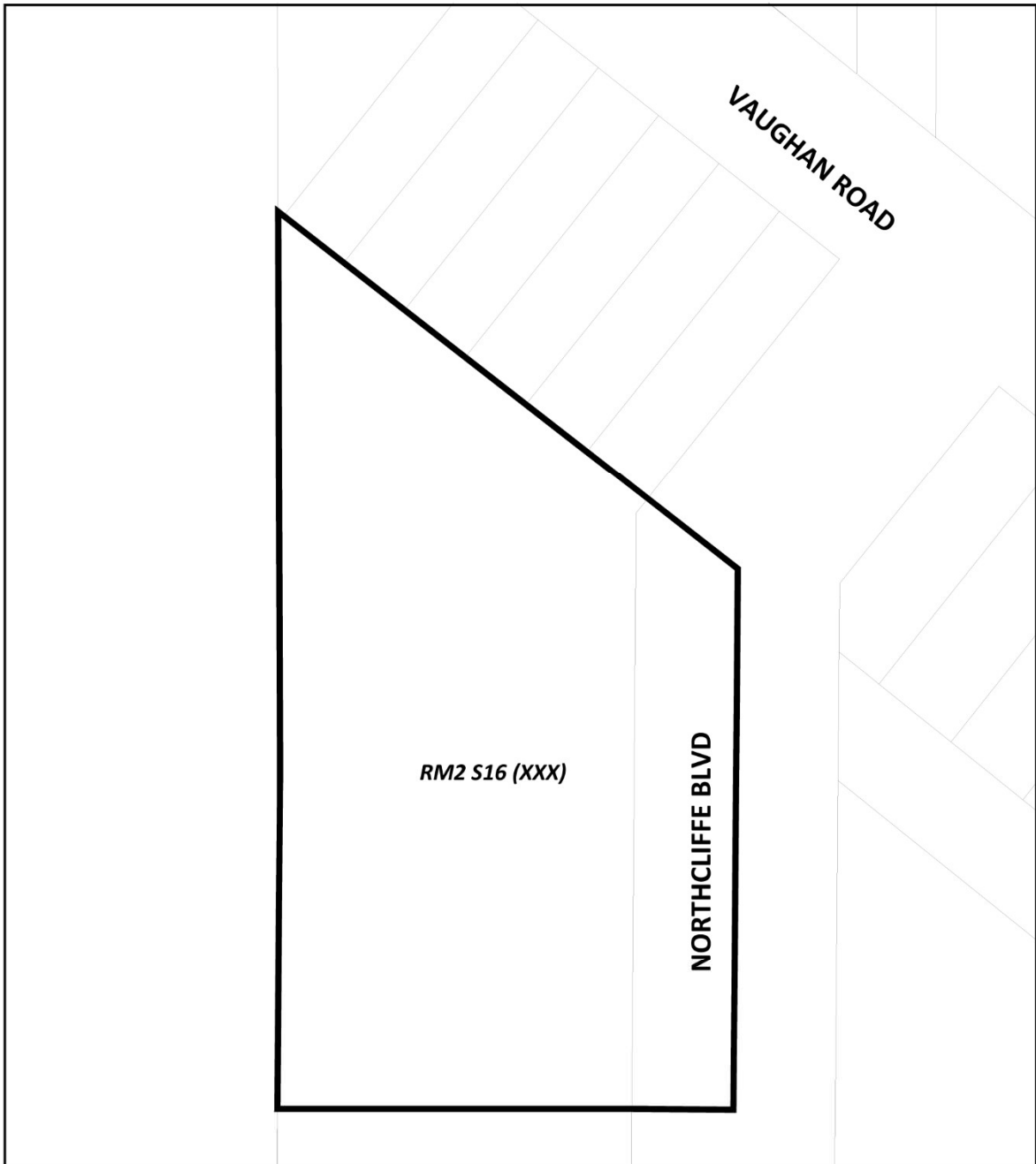
**TORONTO**  
Schedule A

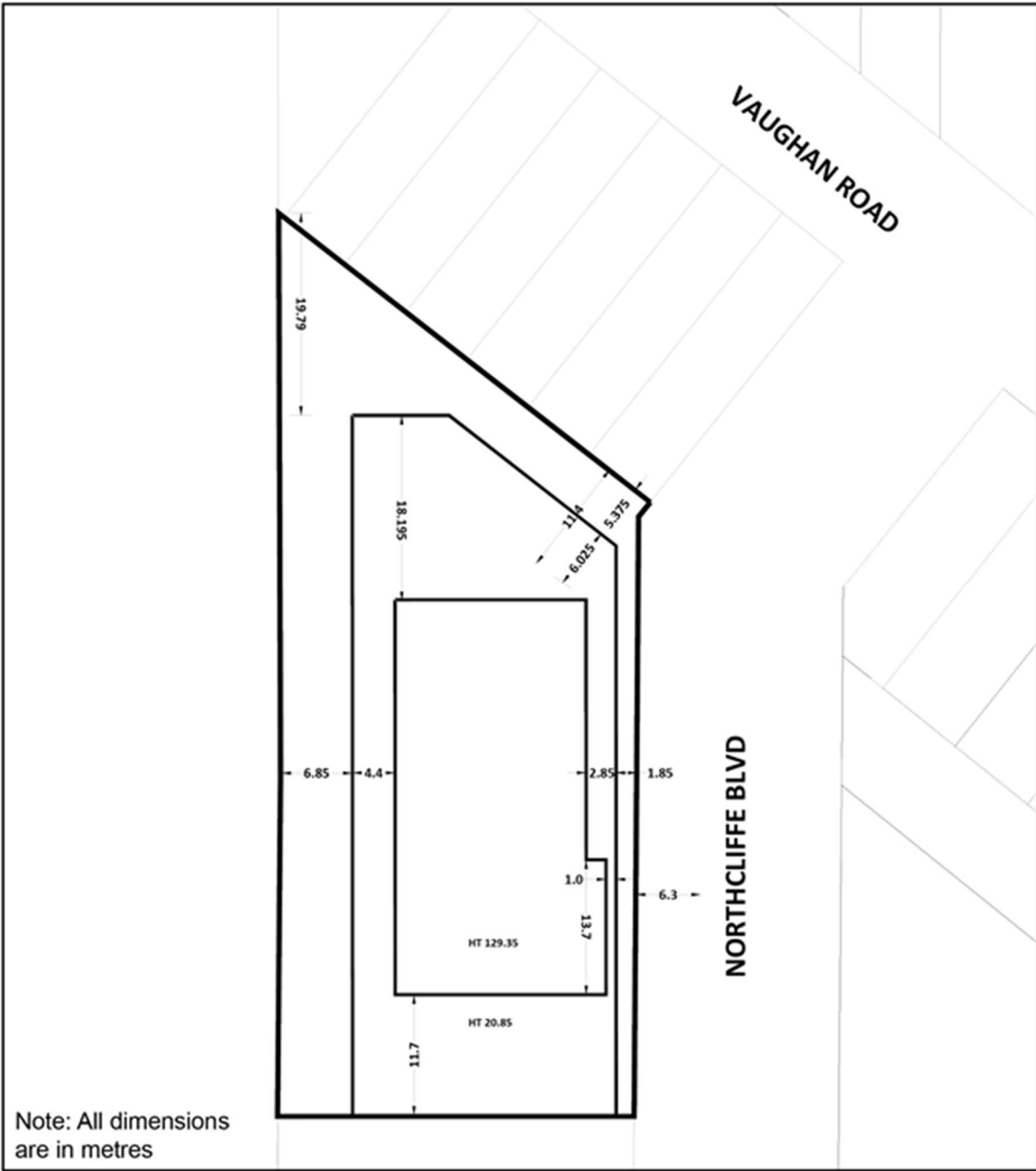
632-652 Northcliffe Boulevard

File # 22 207923 STE 12 OZ

Former City of York By-law 1-83  
Not to Scale  
05/16/2023







**TORONTO**  
Schedule C

632-652 Northcliffe Boulevard

File # 22 207923 STE 12 0Z

Former City of York By-law 1-83  
Not to Scale  
05/16/2023