

Draft Zoning By-law Amendment (November 19, 2021)

Authority: North York Community Council Item ##, adopted by City Council on ~, 202X

CITY OF TORONTO

BY-LAW No. #####-202X

To amend the City of Toronto By-law No. 569-2013, as amended, with respect to lands municipally known in the year 2021 as 1875 Steeles Avenue West.

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 enacts as follows:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law [Clerks to supply 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 outlined by the heavy lines to RM (Xxx) and ON 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 900.6.10 Exception Number [###] so that it reads:

(###) Exception RM (Xxx)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions.

Site Specific Provisions:

- (A) On 1875 Steeles Avenue West, if the requirements of Section 4 and Schedule A of By-law XXXX-202X [Clerks to provide by-law number] are complied with, **buildings** or **structures** may be erected and used in compliance with (B) to (J) below;
- (B) Despite regulation 10.80.40.40(1), the maximum permitted residential **gross floor area** is 65,000 square metres;

- (C) Despite regulation 10.80.30.40(1), the permitted **lot coverage** is 47 percent.
- (D) Despite regulation 10.80.40.40(1), the maximum permitted **floor space index** 5.0 times the area of the lot;
- (E) Despite regulations 10.5.40.10(1) and 10.80.40.10(1) and (3), the permitted maximum height of a **building** or **structure** on the **lot** is the distance measured between the Canadian Geodetic Datum elevation of 188.15 metres in the year 2021 and the numerical value, in metres, following the “HT” symbol as shown on Diagram 3 of By-law [Clerks to supply By-law #];
- (F) Despite regulation 10.5.40.10(3) and (4) and (E) above, the following elements of a building may exceed the maximum building height in metres following the “HT” symbol as shown on Diagram 3 of [Clerks to supply By-law #];
 - (i) **Structures** on any roof used for mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, roof assemblies, maintenance, safety, wind or green roof purposes, including architectural screens, stairs and related enclosures, lightning rods, light fixtures, parapets, trellises, terraces, planters, guardrails, balustrades, railings, and stair enclosures.
- (G) Despite regulations 5.10.40.70(1), 10.5.40.70(1) and 10.80.40.70, the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to supply by-law number];
- (H) Despite regulation 10.5.40.60 and subsection (G) above, the following are permitted to encroach outside the required minimum **building setbacks** shown on Diagram 3 of By-law [Clerks to supply by-law ##]
 - (i) Air intakes, architectural features, awnings, balconies, bicycle racks, bike share facilities, bollards, canopies, chimneys, cornices, eaves, elevator enclosures and overruns, fences, gas or hydro metres, green roof, structures and elements associated with green energy and renewable energy, guardrails, landscape and art features, lighting fixtures, ornamental elements, outdoor **amenity space** elements, parapets, pipes, planters, platforms, safety railings, retaining walls, privacy screens, stacks, stairs, stair enclosures, terraces, trellises, underground garage ramps and their associated structures, vents, ventilating equipment, walkways, wheel chair ramps, wind mitigation elements, window sills, window washing equipment;

- (I) Despite regulation 10.5.50.10(4), landscaping must be provided in accordance with the following:
- (i) a minimum of 15% of the area of the lot for **landscaping**; and
 - (ii) a minimum of 40% of the total **landscaping** on the **lot** must be **soft landscaping**;
- (J) **Amenity space** must be provided and maintained on the **lot** at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:
- (i) indoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**; and
 - (ii) outdoor **amenity space** must be provided at a minimum rate of 2.0 square metres for each **dwelling unit**.
- (K) Despite regulation 200.5.10.1 and Table 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) 0.75 **parking spaces** per **dwelling unit**, including any rental replacement dwelling unit; and
 - (ii) 0.1 **visitor parking spaces** must be provided for each **dwelling unit**, including any rental replacement **dwelling unit**;
- (L) Equipment for the charging of **electric vehicles** is permitted to be located within a parking space;
- (M) Despite regulation 230.5.1, **bicycle parking spaces** are permitted to be located in all levels of the **building** and **parking garage** both above and below **average grade**. Long term and short-term **bicycle parking spaces** may:
- i. consist of both vertical and horizontal spaces;
 - ii. be located in lockers; and
 - iii. be stacked
- (N) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** may have the following minimum dimensions:

- i. minimum length of 1.7 metres;
- ii. minimum width of 0.6 metres; and
- iii. minimum vertical clearance of 0.5 metres;

(O) Despite regulation 220.5.1.10, a Type “C” **loading space** must have:

- i. A minimum length of 5.0 metres
- ii. A minimum width of 3.0 metres; and
- iii. A minimum vertical clearance of 3.0 metres

(P) For the purposes of this By-law, **electric vehicle** means a battery electric vehicle that runs on a battery and an electric drive train, or plug-in hybrid electric vehicle that runs on a battery and an electric drivetrain, and also uses an internal combustion engine

5. Division of Lands:

(A) Notwithstanding any severance, partition or division of the lands outlined by heavy black lines and identified on Diagram 1, the regulations of [Clerks to supply by-law number] shall continue to apply to the whole of said lands as if no severance, partition or division had occurred;

6. Nothing in By-law [Clerks to supply bylaw #] shall apply to prevent the phased construction of the development, provided that the minimum requirements of By-law [Clerks to supply bylaw #] are complied with upon full development of the lot.

Prevailing By-laws and prevailing Sections: (None Apply)

ENACTED AND PASSED on XX, 202X.

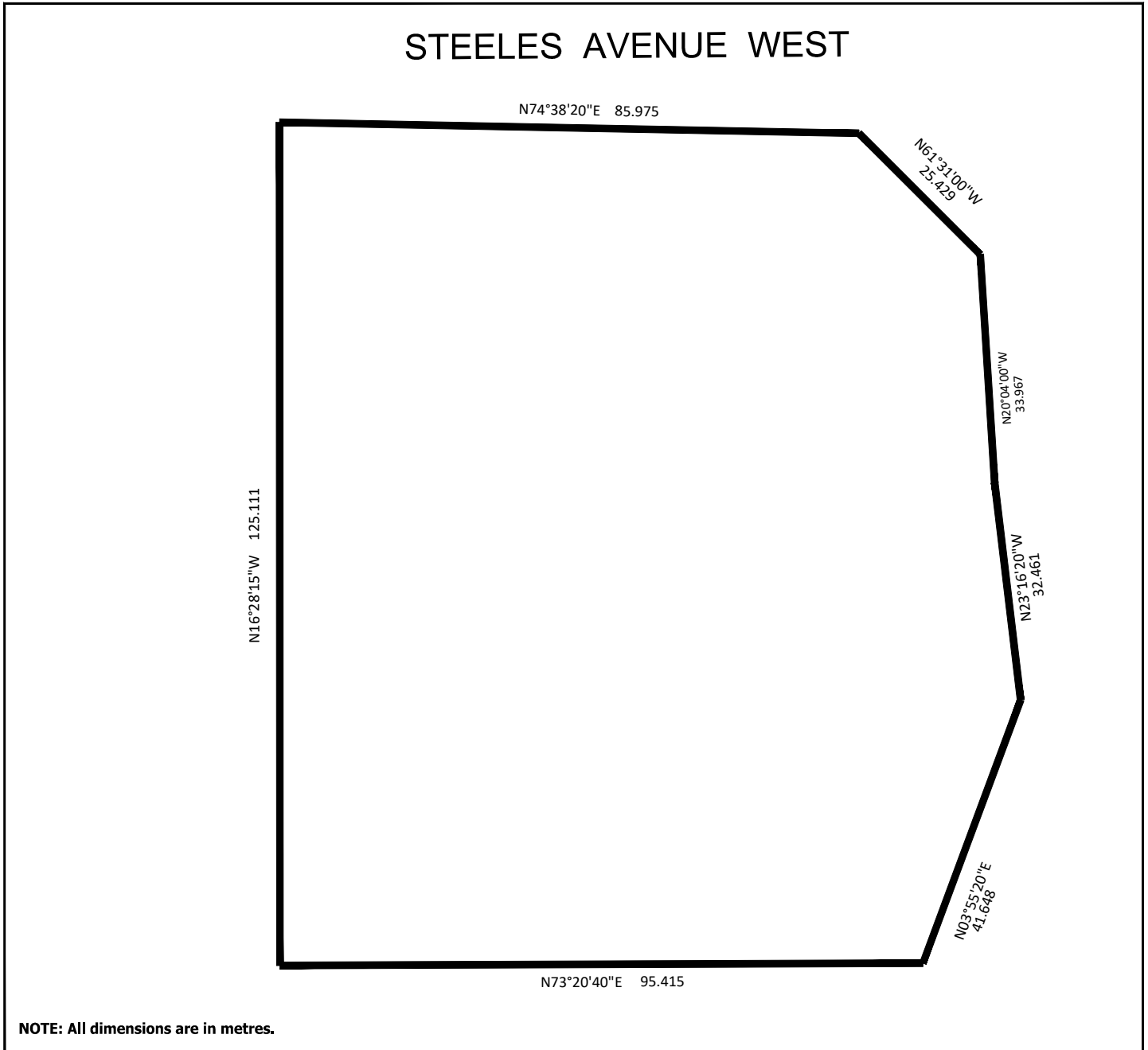
JOHN TORY

Mayor

JOHN ELVIDGE (ACTING)

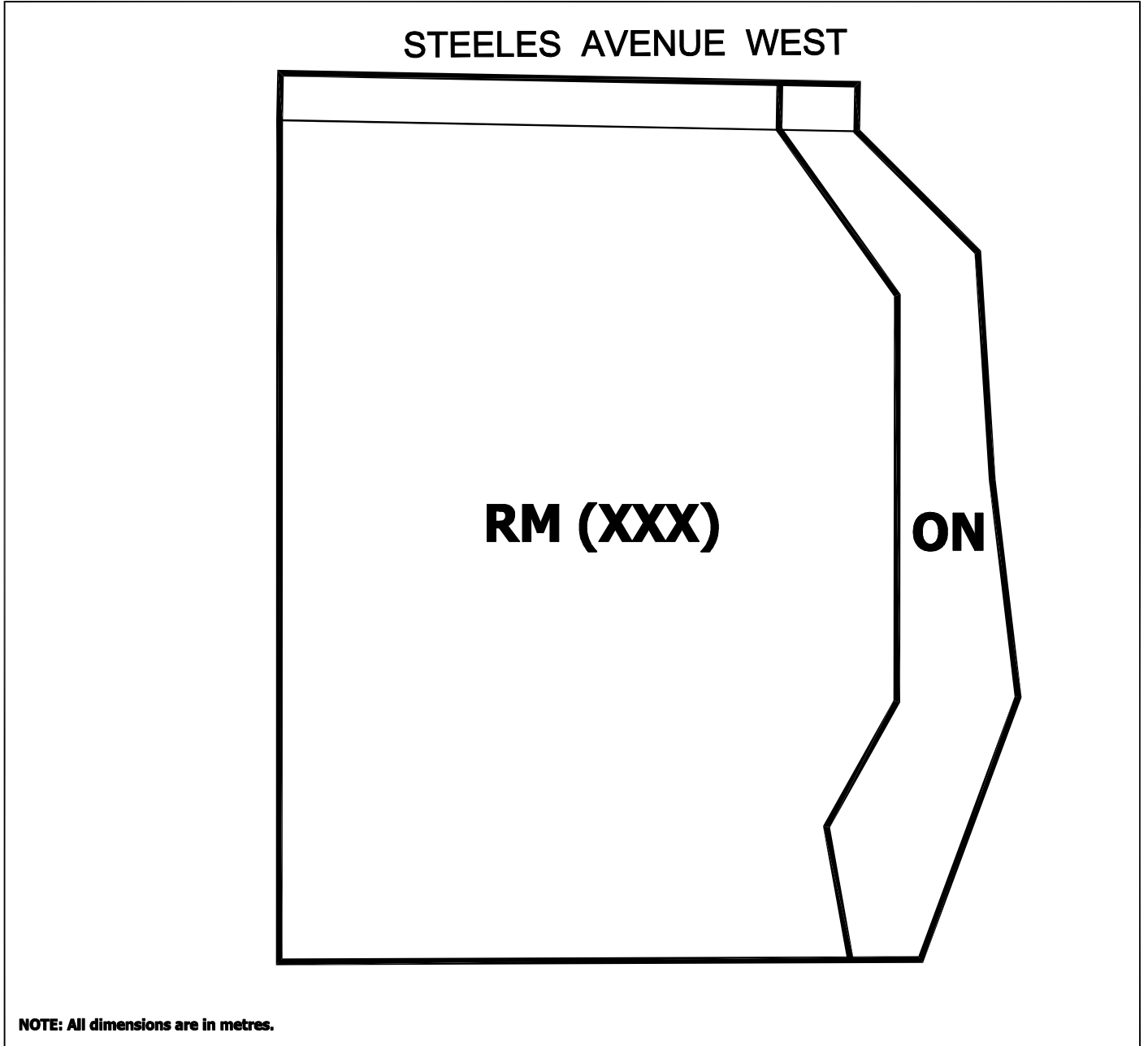
City Clerk

(Corporate Seal)



Not to Scale

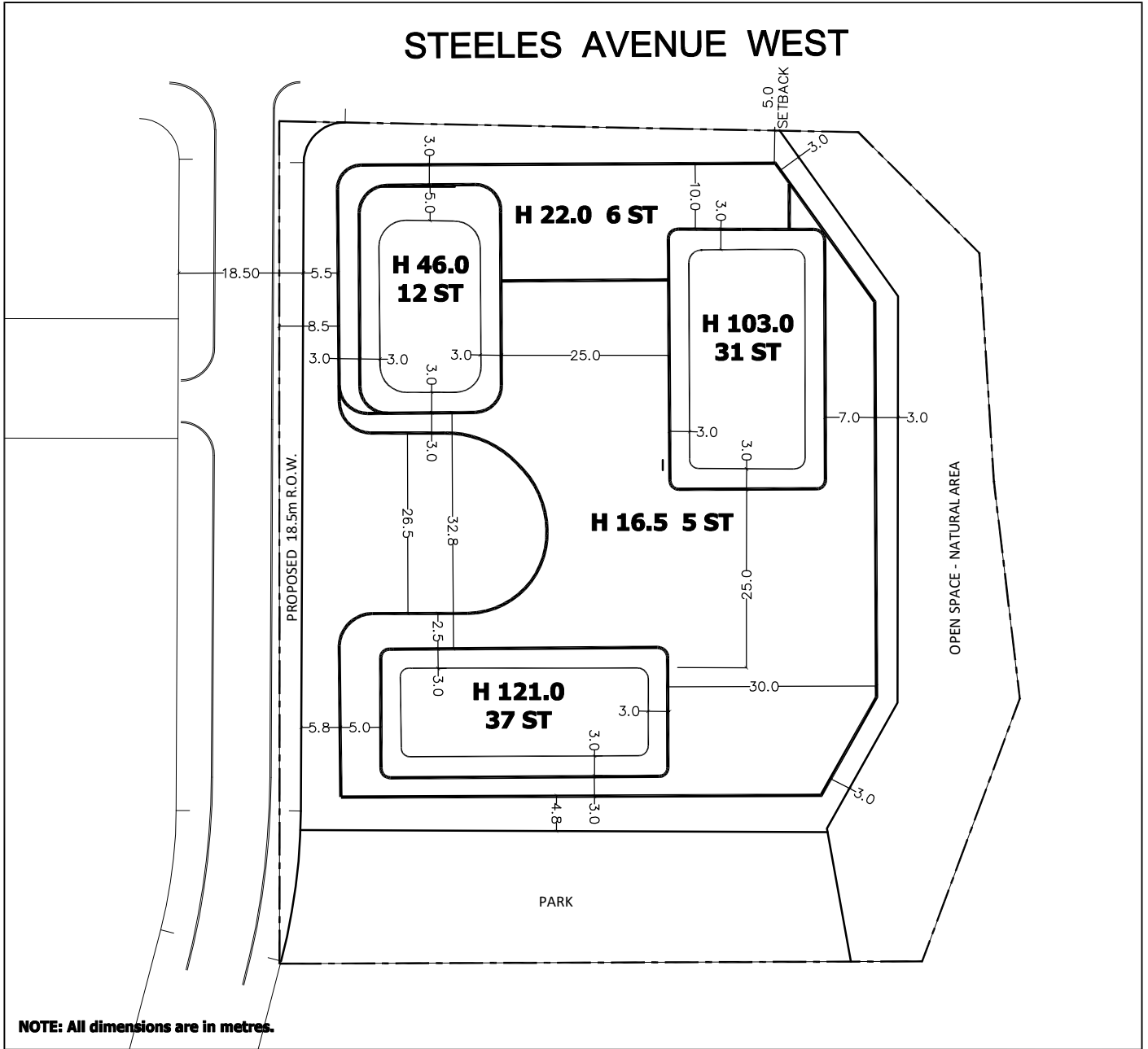




NOTE: All dimensions are in metres.

Not to Scale





Not to Scale

