

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

**CITY OF TORONTO
BY-LAW #####-202X**

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 202X 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*; and

WHEREAS the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

WHEREAS subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

WHEREAS the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 7625 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

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

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.20 of By-law No. 7625 is amended by adding the following subsection:

64.20 (XXX) RM5 (XXX)

DEFINITIONS

- a. For the purposes of this exception, "Bicycle Parking Space" shall mean an area used for the purpose of parking or storing a bicycle, and may be provided in a horizontal, vertical, or stacked orientation.
- b. For the purposes of this exception, "long term" Bicycle Parking Spaces shall mean a Bicycle Parking Space for use by the occupants or tenants of a building.
- c. For the purposes of this exception, "short term" Bicycle Parking Spaces shall mean a Bicycle Parking Space for use by visitors to a building.
- d. For the purposes of this exception, "Established Grade" shall mean a Canadian Geodetic Datum of 188.15 metres.
- e. For the purposes of this exception, "Gross Floor Area" shall mean 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;
 - iv. shower and change facilities required by this By-law for required "bicycle parking spaces";
 - v. indoor amenity space required by By-law 569-2013
 - vi. elevator shafts;
 - vii. garbage shafts;
 - viii. mechanical penthouse; and
 - ix. exit stairwells in the building.
- f. For the purposes of this exception, "Building Height" shall mean the vertical distance measured in metres between "Established Grade" and the highest point of the building.
- g. For the purposes of this exception, "Recreational Amenity Area" shall mean indoor or outdoor space on a lot that is communal and available for use by the occupants of a building on the lot for recreational or social activities.
- h. 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

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- i. The total Gross Floor Area of all buildings and structures on the Lot shall not exceed 65,000 square metres

LOT COVERAGE

- j. The maximum lot coverage for all buildings is 47 percent.

BUILDING HEIGHT

- k. The maximum Building Height of any portion of a building or structure in metres shall not exceed that shown on Schedule RM5(xxx) attached to and forming part of this by-law, exclusive of all accessory components such as but not limited to:
 - (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.

SETBACKS AND PERMITTED ENCROACHMENTS

- l. The required yard setbacks are shown on Schedule RM5(XXX).
- m. The following elements are also permitted to encroach into the required minimum building setbacks shown on Schedule RM5(XXX):
 - (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;

RECREATIONAL AMENITY

- n. Recreational Amenity Area must be provided at a minimum rate of 4.0 square metres for each Dwelling Unit, of which:
 - i. At least 2.0 square metres for each dwelling unit is indoor Recreational Amenity Area
 - ii. At least 1,800 square metres is outdoor Recreational Amenity Area in a location adjoining or directly accessible to the indoor Recreational Amenity Area, and

PARKING

- o. Parking spaces shall be provided on the Lot in accordance with the following:
 - i. Resident parking spaces for dwelling units in a Multiple Dwelling Unit Building will be provided at a rate of 0.75 for each dwelling unit
 - ii. Visitor parking spaces for dwelling units in a Multiple Dwelling Unit Building will be provided at a rate of 0.1 for each dwelling unit;
 - iii. Equipment for the charging of electric vehicles is permitted to be located within a parking space

LOADING

- p. One (1) Type G Loading Space and (1) Type C Loading Space shall be provided on the Lot.
- q. The One (1) Type C Loading Spaces shall be provided and maintained on the lot with the following minimum dimensions:
 - 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;

BICYCLE PARKING

- r. A minimum of 0.68 **bicycle parking space** per dwelling unit shall be provided on the Lot, of which a minimum of 0.07 **bicycle parking spaces** per dwelling unit shall be “long term” Bicycle Parking Spaces.

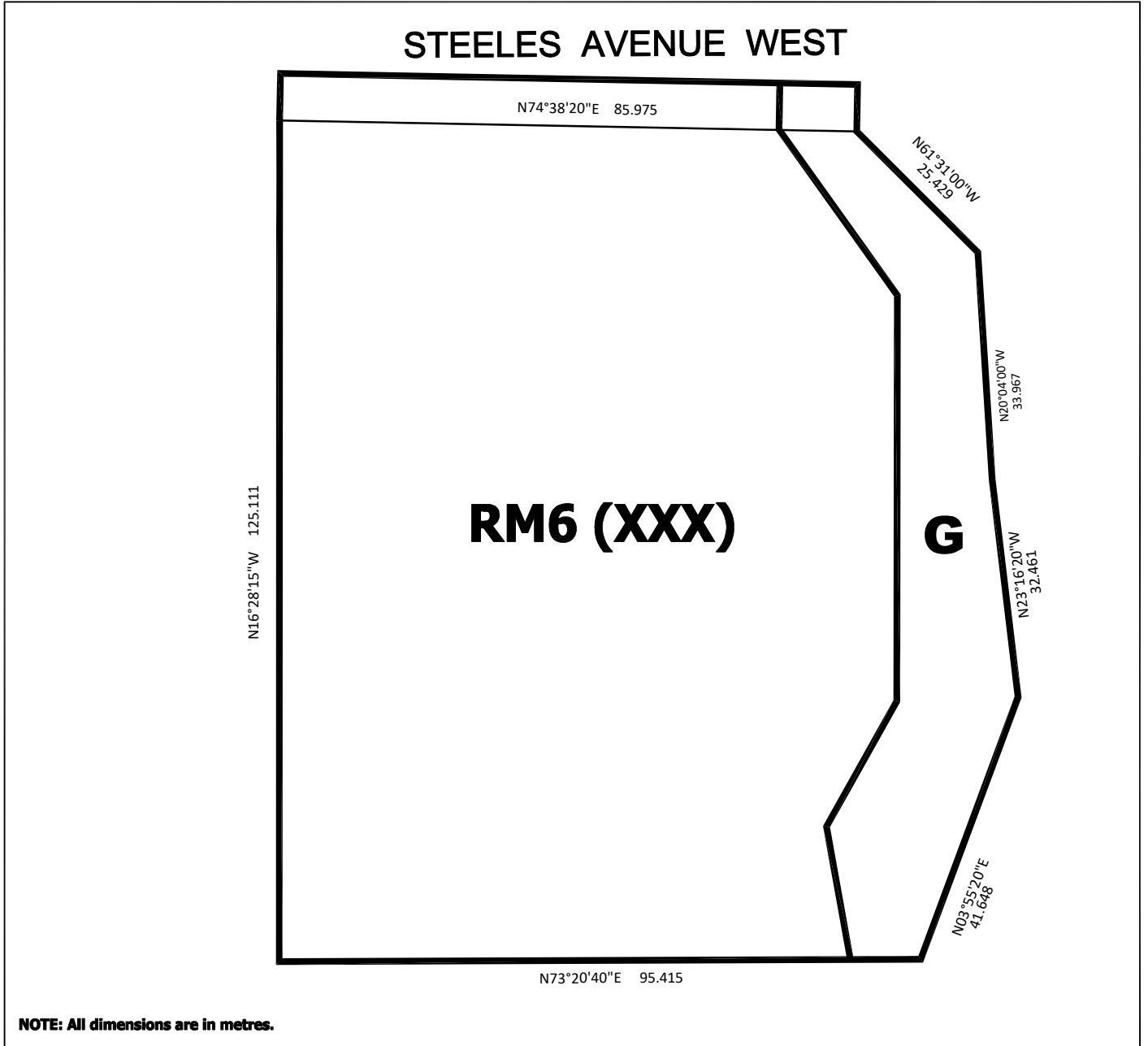
- s. **Bicycle parking spaces** are permitted to be located in all levels of the **building** and **parking garage** both above and below **average grade**. Long term and short-term **bicycle parking spaces** may:
- i. consist of both vertical and horizontal spaces;
 - ii. be located in lockers; and
 - iii. be stacked

3. Division of Lands:

- (A) Notwithstanding any severance, partition or division of the lands outlined by heavy black lines and identified on Schedule 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;
4. 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.

ENACTED AND PASSED on XX, 202X.

Schedule 1



Schedule 2

