

Authority: North York Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

**CITY OF TORONTO**

**BY-LAW NO. XXXX-20XX**

**To amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2022 as 3400 Dufferin Street and 8 Jane Osler Boulevard.**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O., 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. Schedules “B” and “C” of By-law 7625 of the former City of North York, as amended, are amended in accordance with Schedule 1 of this By-law.
2. Section 64.23 of By-law 7625 of the former City of North York is amended by adding the following subsection:

**64.23 (XXX) C1 (XXX) DEFINITIONS**

- (a) For the purpose of this exception, the following definitions will apply:
  - (i) “Gross Floor Area” is reduced by the area in the building use for:
    - a) Parking, loading and bicycle parking below-ground;
    - b) Required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
    - c) Storage rooms, washrooms, electrical rooms, utility rooms, mechanical rooms, ventilation rooms, moving room, mail room, firefighter central alarm control facilities (CACF), residential garbage rooms below ground and on the first storey, and all associated corridors;
    - d) Shower and change facilities for required bicycle parking spaces;
    - e) Amenity space;
    - f) Elevator shafts;
    - g) Mechanical and ventilation shafts;
    - h) Garbage shafts;
    - i) Mechanical penthouse;
    - j) Exit stairwells in the building;
  - (ii) “Car-share” means the practice where a number of people share the use of one or more motor vehicles. Such car-share motor vehicles shall be made

available for short term rental, including hourly rental. Car-share operators may require that the car-share motor vehicles be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing operator, including the payment of a membership fee that may or may not be refundable;

- (iii) “Car-share Parking Space” shall mean a parking space that is reserved and used for car-share purposes;
- (iv) “Established Grade” shall mean the Canadian Geodetic Datum elevation of:
  - a) 189.94 for all buildings, as shown on Schedule 2;
- (v) “Stacked Bicycle Parking Space” shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces;
- (vi) “Type B Loading Space” shall mean a loading space having a minimum length of 11.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 4.0 metres;

#### **PERMITTED USES**

- (b) All of the uses permitted within the C1 Zone.

#### **EXCEPTION REGULATIONS**

##### **Gross Floor Area**

- (c) The provisions of Section 22.10 (Gross Floor Area) shall not apply.
- (d) The permitted maximum gross floor area of all buildings or structures is 60,820 square metres of which a maximum of 59,455 square metres shall be used for residential uses.

##### **Lot Coverage**

- (e) The provisions of Section 23.2.1 (Lot Coverage) shall not apply.

##### **Yard Setbacks**

- (f) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule 2.
- (g) The following building elements and structures are permitted to encroach into the required minimum yard setbacks shown on Schedule 2:
  - (i) terraces, balconies, terrace or balcony platforms, dividers and railings, cornices, light fixtures, awnings, canopies, ornamental elements, cladding,

parapets, **landscaping** features, flutes, piers, pillars, columns, pergolas, fences, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, retaining walls, and, architectural features walls, and associated structures by 1.5 metres;

- (ii) stoops, decks, porches, trellises, privacy screens, covered bicycle storage enclosures, ramps, garage ramps and associated structures, utility metres and associated enclosures, railings, vents and structures for wind mitigation by 4.0 metres; and
- (iii) structures, elements or enclosures listed in Section (l) below.

### **Area Requirements**

- (h) The provisions of Section 23.2.4.1 (Area Requirements) shall not apply.

### **Floor Area of Dwelling Unit**

- (i) The provisions of Section 23.2.4.2 (Floor area of Dwelling Unit) shall not apply.

### **Building Height**

- (j) The provisions of Section 23.2.4.3 (Height) shall not apply.
- (k) The building height shall not exceed the building heights in metres above established grade as shown on Schedule 2.
- (l) The maximum heights shown on Schedule 2 may be exceeded as follows:
  - (i) mechanical equipment and any associated enclosure **structures**, cornices, parapets, awnings, fences, guardrails, railings and dividers, pergolas, trellises, balustrades, eaves, screens and dividers, planters, stairs, roof drainage, window sills, window washing equipment, chimneys, vents, pipes, lightning rods, light fixtures, architectural features, **landscaping** elements, awnings and/or other shade devices and associated structures, outdoor amenity space elements, and elements of a **green roof**, which may project by up to 3.0 metres;
  - (ii) elevator overruns, cooling towers, mechanical penthouses, stairs, stair enclosures, heating, cooling or ventilating equipment, mechanical equipment and any associated enclosure structures, generators and associated enclosure structures which may project by up to 6.0 metres; and
  - (iii) structures, elements or enclosures listed in section (g) above;

### **Amenity Space**

- (m) A minimum of 2.0 square metres for each **dwelling unit** shall consist of indoor **amenity space**; and,

- (n) A minimum of 2.0 square metres for each **dwelling unit** shall consist of outdoor **amenity space**;

### **Parking Regulations**

- (o) Parking for residential and commercial uses shall be provided in accordance with the following:
  - (i) A minimum of 0.35 parking spaces per dwelling unit for residents;
  - (ii) No visitor parking spaces are required;

### **Bicycle Parking**

- (p) Bicycle parking shall be provided in accordance with the following:
  - (i) A minimum of 0.9 “long-term” bicycle parking spaces per dwelling unit;
  - (ii) A minimum of 0.1 “short-term” bicycle parking spaces per dwelling unit.
- (q) A stacked bicycle parking space may be provided with the following minimum dimensions:
  - (i) length of 1.8 metres;
  - (ii) width of 0.40 metres; and
  - (iii) vertical clearance of 1.2 metres.
- (r) Both “long term” and “short term” bicycle parking spaces may be located in a stacked bicycle parking space.

### **Loading**

- (s) Section 6A(16) shall not apply.
- (t) A minimum of 5 Type B loading spaces shall be provided for all uses on the lot.

### **Other**

- (u) 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.
- (v) None of the provisions of By-law 7625, as amended, apply to prevent a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of dwelling units or non-residential units proposed on the same lot, for a period not to exceed 3 years from the date of this by-law coming into full force and effect.

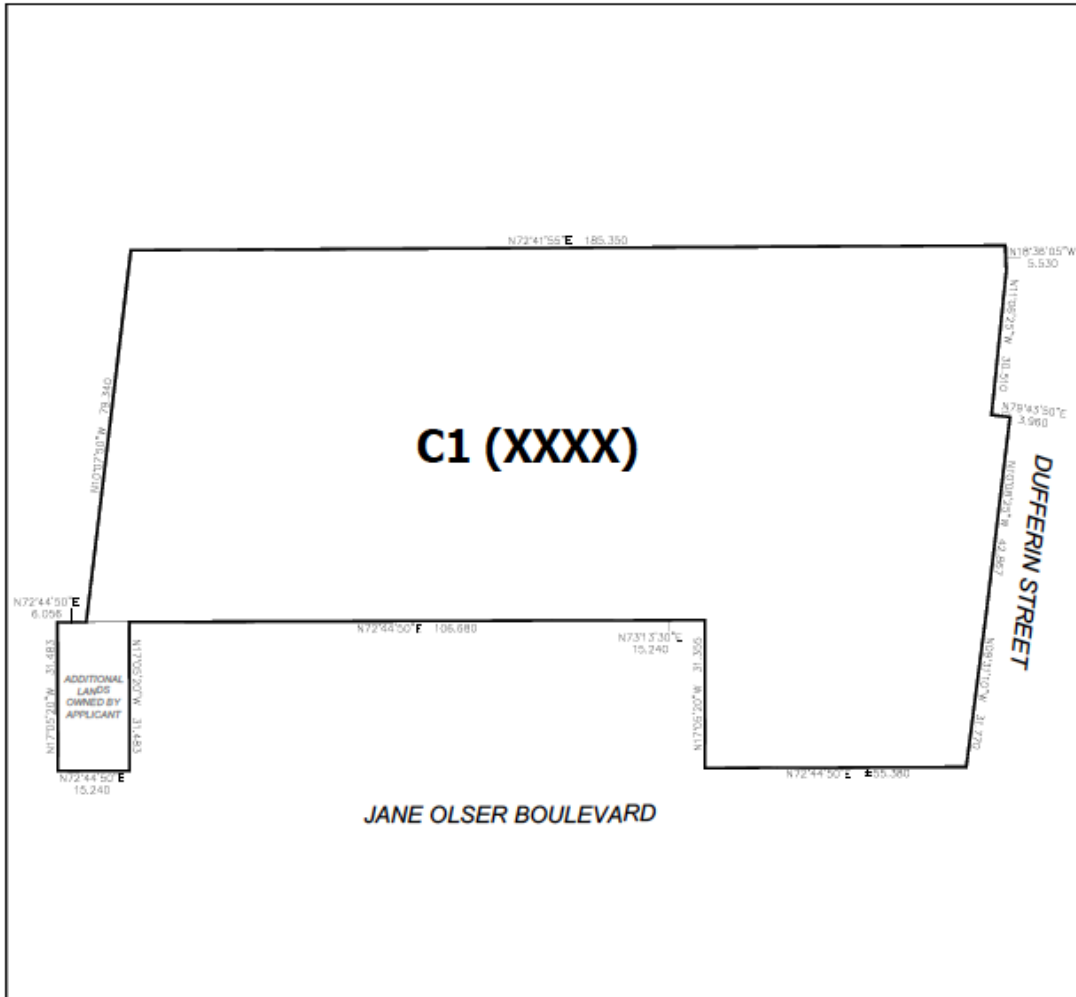
ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2021.

JOHN TORY,  
Mayor

ULLIS S. WATKISS  
City Clerk

City of Toronto

# Schedule 1



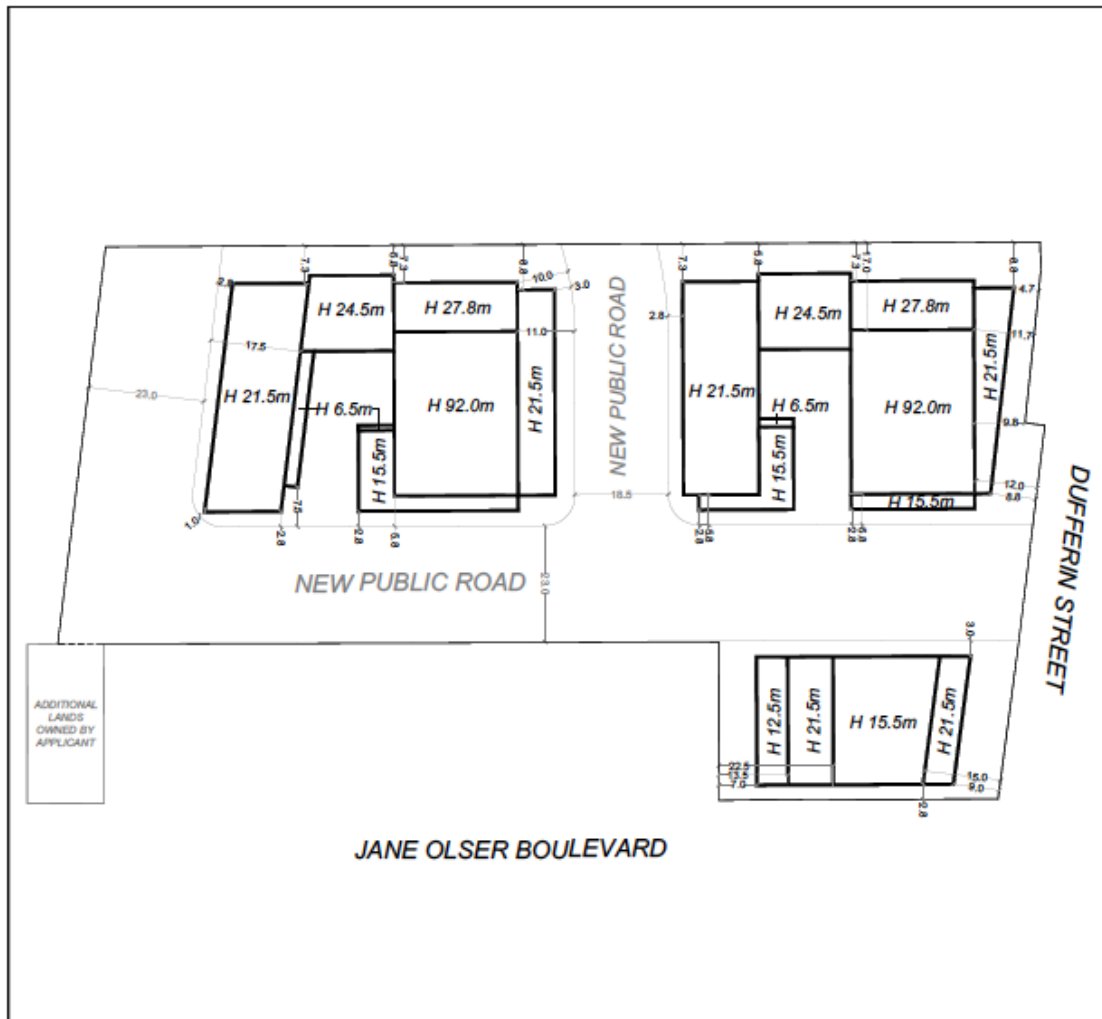
3400 Dufferin Street & 8 Jane Olser Boulevard, Toronto

File #22 \_\_\_\_\_



Not to Scale

### Schedule C1 (XXXX)



3400 Dufferin Street & 8 Jane Olser Boulevard, Toronto

File #22 \_\_\_\_\_



Not to Scale

