

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

CITY OF TORONTO
BY-LAW NO. XXXX-2021

To amend the former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 155 Antibes Drive.

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) RM6 (XXX)

DEFINITIONS

- (a) For the purpose of this exception, the following definitions will apply:
 - (i) “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;
 - (ii) “Car-share Parking Space” shall mean a parking space that is reserved and used for car-share purposes;
 - (iii) “Established Grade” shall mean the Canadian Geodetic Datum elevation of:
 - a) ● for all buildings and structures located on Block A, as shown on Schedule 3;
 - b) ● for all buildings and structures located on Block B, as shown on Schedule 3;
 - c) ● for all buildings and structures located on Block C, as shown on Schedule 3;

- d) ● for all buildings and structures located on Block D, as shown on Schedule 3;
and
- e) ● for all buildings and structures located on Block E, as shown on Schedule 3;
- (iv) “Gross Floor Area” is reduced by the area in the building used 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), and residential garbage rooms below ground and on the first storey;
 - 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;
- (v) “Stacked Bicycle Parking Space” means 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 G Loading Space” shall mean a loading space having a minimum length of 13.0 metres, a minimum width of 4.0 metres and a minimum vertical clearance of 6.1 metres.

PERMITTED USES

- (b) All of the uses permitted within the RM6 Zone and restaurants, retail stores, outdoor cafes, public parking, and open air markets.

EXCEPTION REGULATIONS

Gross Floor Area

- (c) The provisions of Section 20-A.2.5 (Gross Floor Area) shall not apply.
- (d) The permitted maximum Gross Floor Area of all buildings or structures is 87,000 square metres.

Landscaping

- (e) The provisions of Section 15.8 (Landscaping) shall not apply.

Lot Area

- (f) The provisions of Section 20-A.2.1 (Lot Area) shall not apply.

Lot Coverage

- (g) The provisions of Section 20.A.2.2 (Lot Coverage) shall not apply.

Lot Frontage

- (h) The provisions of Section 20.A.2.3 (Lot Frontage) shall not apply.

Recreational Amenity Area

- (i) A minimum of 3.8 square metres per dwelling unit of amenity space must be provided on the lot as follows:
 - (i) A minimum of 2.3 square metres per dwelling unit in the buildings located on Blocks A, B, C, and D must be provided as indoor recreational amenity area;
 - (ii) A minimum of 1.5 square metres per dwelling unit in the buildings located on Blocks A, B, C, and D must be provided as outdoor recreational amenity area.

Apartment Houses on Lot

- (j) The provisions of Section 15.9 (Apartment Houses on Lot) shall not apply.

Yard Setbacks

- (k) The provisions of Section 20-A.2.4 (Yard Setback) shall not apply.
- (l) The minimum yard setbacks for buildings and structures above established grade shall be shown on Schedule 2.
- (m) The following building elements and structures are permitted to encroach into the required minimum yard setbacks shown on Schedule 2:
 - (i) Lighting fixtures, cornices, sills, eaves, canopies, window washing equipment, railings, privacy screens, planters, balustrades, bollards, stairs, escalators and related enclosures, balconies, awnings, fences, underground garage ramps and associated structures, walls and safety railings, trellises, guards, guardrails, traffic tables, retaining walls, wheel chair ramps, public art, bike share facilities, outdoor recreation uses, band shells, ornamental or architectural features, landscape features, day nursery facilities and art installations;
 - (ii) Balcony dividers, privacy screens and/or partitions and balconies attached to a building or structure;

- (iii) Covered walkways, architectural and ornamental canopies and similar structures, including related support structures; and
- (iv) Structures, elements or enclosures listed in Section (q) below.

Distance Between Buildings

- (n) The provisions of Section 20.A.2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) shall not apply.

Building Height

- (o) The provisions of Section 20-A.2.6 (Height) shall not apply.
- (p) The building height shall not exceed the building heights in metres above established grade as shown on Schedule 2.
- (q) The maximum heights shown on Schedule 2 may be exceeded as follows:
 - (i) Structures, elements or enclosures listed in section (m) above;
 - (ii) Structures on any roof used for mechanical equipment, chimneys, vents, stacks, mechanical fans, cooling towers, elevators and related structural elements, roof assemblies, and structures and elements associated with green energy and renewable energy facilities located on any roof;
 - (iii) Window washing equipment;
 - (iv) Structures on any roof used for maintenance, safety, wind protection or green roof purposes, parapets, including mechanical and architectural screens, and vestibules providing access to outdoor residential amenity space, and lightning rods; and
 - (v) Portions of a building used for indoor or outdoor residential amenity space or open air recreation.

Parking Regulations

- (r) The provisions of Section 15.4 (Requirements for Parking Facilities) shall not apply.
- (s) Parking for residential and commercial uses shall be provided in accordance with the following:
 - (i) A minimum of 0.75 parking spaces per dwelling unit for residents;
 - (ii) A minimum of 0.10 parking spaces per dwelling unit for residential visitors; and
 - (iii) no parking spaces are required for non-residential uses.

- (t) For each on-site Car-share Parking Space provided on the lot, the minimum resident parking required shall be reduced by 4 parking spaces for each Car-share Parking Space provided, to a maximum of 6 Car-Share Parking Spaces;
- (u) A maximum of 15% of the parking spaces referenced in paragraph (s) above may be provided with the following minimum dimensions:
 - a) length of 5.0 metres;
 - b) width 2.3 metres; and
 - c) vertical clearance of 2.0 metres.
- (v) the parking spaces required by paragraphs (s) (ii) and (iii) above may be provided on a non-exclusive basis and may be provided within a public parking use on the lot;
- (w) Any parking spaces, drive aisles, driveways and ramps existing on the lot as of [Date of Approval] may be maintained and are deemed to comply with the requirements of By-law 7625, as amended.

Bicycle Parking

- (x) Bicycle parking shall be provided in accordance with the following:
 - (i) A minimum of 0.68 “long-term” bicycle parking spaces per dwelling unit;
 - (ii) A minimum of 0.07 “short-term” bicycle parking spaces per dwelling unit.
- (y) No bicycle parking spaces are required for any buildings or structures located on the lot as of [Date of Approval].
- (z) A “long term” bicycle parking spaces and a “short term” bicycle parking space may be provided in a Stacked Bicycle Parking Space, located on the ground level or below grade or above grade, which has a horizontal dimension of at least 0.3 metres by at least 1.8 metres and has a combined vertical dimension for two stacked bicycle parking spaces of at least 2.4 metres.

Loading

- (aa) Section 6A(16) shall not apply.
- (bb) A minimum of 3 Type G Loading Spaces shall be provided for all uses on the lot.

Other

- (cc) 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.

- (dd) 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.

ENACTED AND PASSED this ____ day of _____, A.D. 2021.

JOHN TORY,
Mayor

JOHN ELVIDGE
City Clerk

City of Toronto