

Draft Zoning By-law Amendment (~, 2020)

Authority: North York Community Council Item ~, adopted by City of Toronto Council on ~ 2020

Enacted by Council: ~, 2020

CITY OF TORONTO

BY-LAW No. ~ – 2020

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1 Herons Hill Way.

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. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting the words “1.5 m²” and substituting the words “2 m²” in subsection **(a)(vii)**;
2. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting the words “178.70 metres” and substituting the words “175.5 metres” in subsection **(c)**;
3. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following sections **(e)** to **(k)** to the “Definition”:

(e) for the purpose of this exception, “bicycle parking” shall mean an area that is equipped with bicycle racks, stackers or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;

(f) for the purpose of this exception, “bicycle parking space” shall mean an area used for storing a bicycle. A bicycle parking space must comply with the following:

- (i) the minimum dimensions of a bicycle parking space are 1.8 metres in length, 0.6 metres in width and a vertical clearance of 1.9 metres from the ground;
- (ii) the minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are 1.9 metres in length or vertical clearance, 0.6 metres in width and a horizontal clearance of 1.2 metres from the wall; and
- (iii) if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres;

(g) for the purpose of this amendment:

(i) “type “G” loading space” means a loading space that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres;

(h) for the purpose of this amendment, “recreational amenity area” shall mean an area that is communal and available to all occupants of a building or may be shared amongst occupants of a group of buildings for social and recreational purposes including indoor or outdoor space including patios and green roofs, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms and other similar uses;

(i) for the purpose of this amendment, “privately-owned publicly-accessible open space” means a space on the lot situated at ground level within the hatched area shown on Schedule C1 (127) attached to and forming part of this By-law that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses, including for temporary commercial activities and use by the Owner in accordance with the Section 37 Agreement for the Site.

(j) for the purpose of this amendment, “tower floor plate” means the area of a typical building floor level located at or above the 4th floor, measured from the exterior of the main walls of such floor level, but excluding the area on each floor level devoted to:

(i) elevator shafts;

(ii) mechanical and electrical shafts;

(iii) garbage shafts;

(iv) exit stairwells; and

(v) the floor area of unenclosed and enclosed residential balconies and terraces.

(k) for the purposes of this amendment “underground” is defined as below established grade.

4. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following subsection (ii) to (f) now labelled as **(m)**:

(ii) residential: apartment house dwelling, multiple attached dwellings, and accessory uses including recreational amenity areas.

City of Toronto By-law No. ~– 20~

-
5. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting the words “93,817 m²” and substituting the words “113,674 m²” in section (g) now labelled as **(n)**.
 6. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting the words “10,000 m²” and substituting the words “28,600 m²” in section (i) now labelled as **(p)**.
 7. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the words “for Parcel 1” in section (j) now labelled as **(q)**.
 8. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following section **(r)**:

“**(r)** The maximum number of dwelling units for Parcel 2 shall be 350 units.”
 9. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting the words “6 storeys” and “25 metres” and substituting the words “39 storeys” and “126.65 metres”, respectively, in section (m) now labelled as **(u)**.
 10. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following section **(v)** after section **(u)**:

“**(v)** notwithstanding subsection (m) above, the following elements may project beyond the maximum height limits shown on Schedule C1 (127) 1, in accordance with the following:
 - (i) guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features and solar panels may project a maximum of 3.0 metres beyond the maximum height limits;
 - (ii) ornamental elements, landscape elements, structures used for outside or open-air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies may project a maximum of 4.0 metres beyond the maximum height limits;
 - (iii) public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment may project a maximum of 6.0 metres beyond the maximum height limits;
 - (iv) elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays, parapets and elements of a green roof may project a maximum of 6.9 metres beyond the maximum height limits; and”

City of Toronto By-law No. ~- 20~

-
- (v) window washing equipment including Building Maintenance Unit (BMU) may project beyond the maximum height limits.”
11. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by relabelling section (n) to (p) and relabelling subsequent sections accordingly to **(w)** to **(y)**.
12. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by deleting sections (q) and (r) substituting by the following section **(z)**:
- “**(z)** The minimum yard setbacks for all buildings and structures above-grade on the lands shall be as shown on Schedule C1(127) 1 attached hereto. Where there is no minimum yard setback indicated on Schedules C1(127) 1, the minimum yard setback shall be 0.0 metres.”
13. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following section **(aa)** after section **(z)**:
- “**(aa)** notwithstanding subsection **(z)** above, the following building elements may project beyond the minimum yard setbacks indicated on Schedules C1(127) 1, in accordance with the following:
- (i) eaves, windowsills, damper equipment to reduce building movement, architectural flues, pillars and satellite dishes may encroach a maximum of 1.0 metre into the required yard setbacks;
 - (ii) balconies may encroach a maximum of 2.0 metres into the required yard setbacks;
 - (iii) pergolas, guardrails, balustrades, railings, decorative and/or acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 metres into the required yard setbacks;
 - (iv) trellises, and planters may encroach a maximum of 5.0 metres into the required yard setbacks;
 - (v) ventilation shafts, and elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences may encroach a maximum of 6.0 metres into the required yard setbacks; and
 - (vi) public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU) may encroach into the required yard setbacks.”
14. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by relabelling section (s) to (t) and relabelling the subsequent sections accordingly to **(bb)** and **(cc)**.

City of Toronto By-law No. ~- 20~

-
15. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following section **(dd)**:
- “ (v) the maximum tower floor plate of any building on the Parcel 2 of C1(127) shall be 750 square metres”
16. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the word “and Parcel 2” to section (u) now labelled as **(ee)**.
17. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by relabelling section (v) to (z) and relabelling the subsequent sections accordingly to **(ff)** and **(jj)**.
18. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following subsections (iv), (v) to section (aa) now labelled as **(kk)**:
- “(iv) notwithstanding above subsection (i) the following parking ratio shall be use for residential and office use in Parcel 2:
- a minimum of 0.7 parking spaces per 1-bedroom units;
 - a minimum of 0.9 parking spaces per 2-bedroom units;
 - a minimum of 1.0 parking spaces per 3-bedroom units; and
 - a minimum of 1 parking space per 100 square metres for Office use
 - a minimum of 51 parking spaces shall be provided for visitor use
- (v) accessible parking spaces shall be provided in accordance with the following for Parcel 2:
- (i) an accessible parking space must have the following minimum dimensions:
- (a) length of 5.6 metres;
 - (b) width of 3.9 metres; and
 - (c) vertical clearance of 2.1 metres;
- (ii) accessible parking spaces must be the parking spaces located:
- (a) closest to a main pedestrian access to a building; and
 - (b) at the same level as the pedestrian entrance to the building.”

19. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following section **(ll)**:

City of Toronto By-law No. ~- 20~

“(kk) bicycle parking spaces shall be provided as follows:

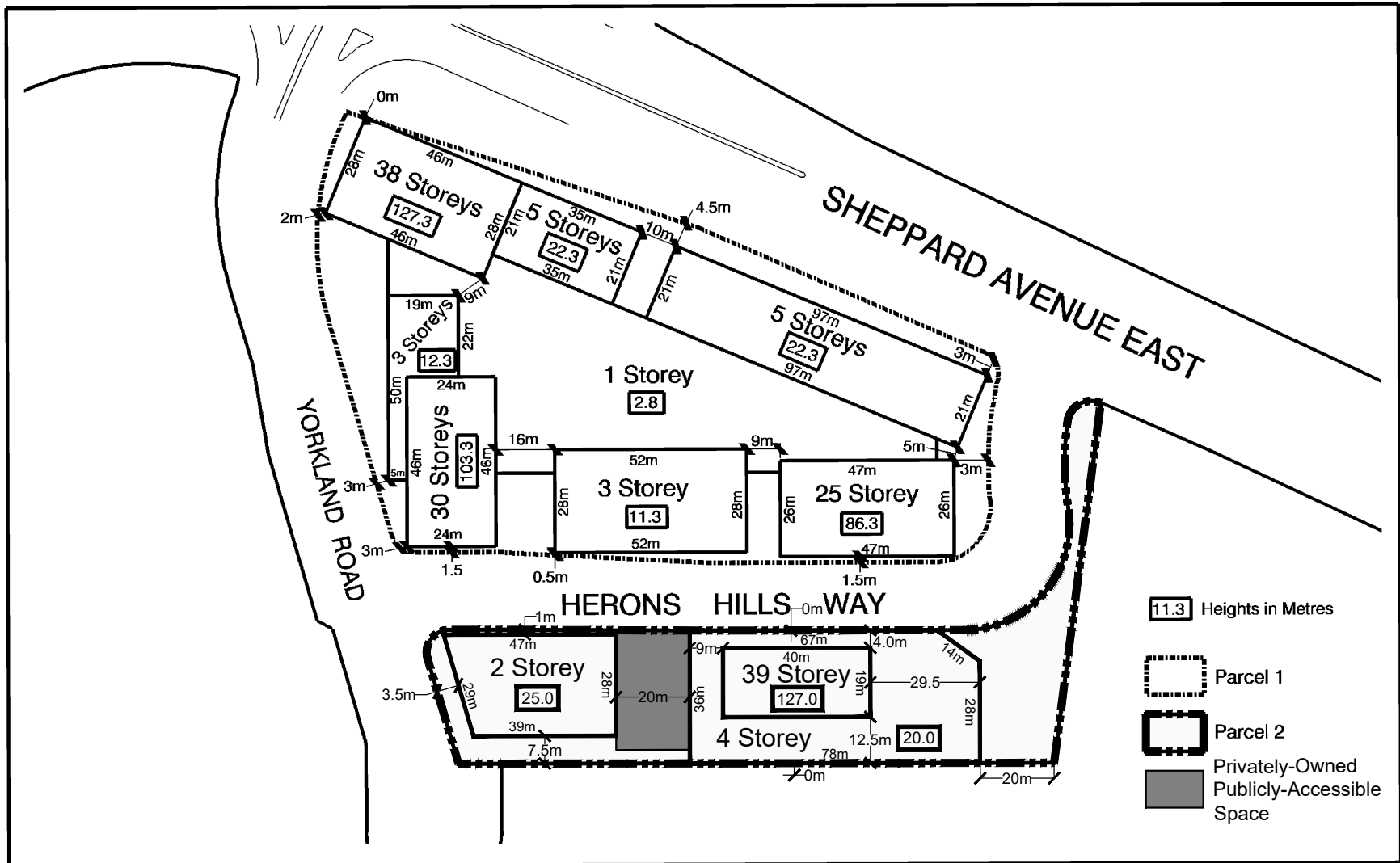
- (i) a minimum of 0.68 “long-term” bicycle parking spaces for each apartment unit for the use of residents.
 - (ii) a minimum of 0.07 “short-term” bicycle parking spaces for each apartment unit for the use of visitors.
20. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following subsection (ii) to section (bb) now labelled as **(ll)**:
- “(ii) a minimum of 2.7 square metres of outdoor recreational amenity area per dwelling unit.”
21. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following subsection **(nn)**:
- “ A 550 m² of a Privately Owned Public Space shall be provided as is shown on Schedule C1 (127).”
22. Section 64.23 (127) of former City of North York Zoning By-law No. 7625 is amended by adding the following subsection **(oo)**:
- (a) The minimum loading space requirements for the Parcel 2 Lands shall be in accordance with the following minimum standards:
 - (i) one (1) type “G” loading space shall be provided.

Enacted and passed on ~, 20~.

John Tory
Mayor

Ulli S. Watkiss,
City Clerk

(Seal of the City)



- 11.3 Heights in Metres
- Parcel 1
- Parcel 2
- Privately-Owned Publicly-Accessible Space