

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 former City of North York Zoning By-law No. 7625, as amended by By-law No. 365-2007 and No. 112-2016, with respect to the lands municipally known as 175 Wynford Drive

Whereas Council of the City of Toronto has the authority to pursuant to 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*;

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 the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by former City of North York Zoning By-law No. 7625, as amended, and as further amended by By-law No. 11202016, 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 enacts:

1. By-law No. 112-2016 is amended by deleting Schedules “1A” and “RM6(163)” and replacing it with amended Schedules attached to and forming part of this By-law.
2. The lands subject to this By-law are outlined by heavy black lines as shown on Schedule 1A attached to and forming part of this By-law.
3. Section 5, 64.20-A(163) RM6(163) of By-law No. 112-2016 is amended by deleting subsection (b)(ii), (iii) and (iv), (f), (g)(i) and (iii), (i)(iii),(iv) and (v), (j), (l), (m), (n), (w)(i) and (ii), (x), (y), (z), (aa), (bb), (cc), (dd), (ee)(iii)(iv)(v) and (vi), (jj)(i)(ii)(iii) and (kk) and replacing them with the following subsection:

64.20-A (163) RM6(163)

DEFINITIONS

(b) **Established Grade**

- (ii) For Buildings 'C' the main front wall shall be the west wall of the building and the established grade shall be 129.00 metres and for Buildings 'D' the main front wall shall be the west wall and the established grade shall be 125.70 metres.
- (f) for the purpose of this exception, Buildings 'C', and 'D' shall be those buildings shown on Schedule RM6(XXX), as amended.

PERMITTED USES

- (g) As shown on Schedule RM6 (XXX), the only permitted uses shall be:
 - (i) **Apartment House Dwellings** (Buildings 'C' and 'D' and uses accessory thereto, including private recreational amenity areas, retail and personal service shop uses and community centre and day care centre uses;
 - (iii) **Hotel** and uses accessory thereto (Building 'C'), including recreational amenity uses and associated commercial uses including restaurant, retail and personal service shop uses;
 - (iv) **Commercial** (Buildings 'C' and 'D', including restaurants, retail stores, personal service shops, service shops, banks, business and professional offices, studios, dry-cleaning and 'laundry collecting establishments, synthetic dry-cleaning establishments, automatic laundry shops, custom workshops making articles or products to be sold at retail on the premises, motels, hotels, apartment hotels, take-out restaurants, theatres, banquet halls, clubs, commercial schools, billiard parlours, bowling alleys, commercial bath houses, fitness centres, professional medical offices, commercial recreation, industrial sales and service, information processing, research, showroom and car rental agencies. (By-law 32738, 33016, 33091);
 - (v) **Institutional Uses** (Buildings 'C' and 'D'), including a community centre and day care centre uses

EXCEPTION REGULATIONS

GROSS FLOOR AREA

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, GROSS FLOOR AREA**, clause (i), the following shall apply:

- (i) The maximum permitted gross floor areas are as follows:
 - (iii) Hotel, Commercial, Institutional uses and Apartment House Dwellings (Building ‘C’) 118,000 square metres; and
 - (iv) Commercial uses and Apartment House Dwellings (Building ‘D’) 82,500 square metres.

FLOOR SPACE INDEX

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, FLOOR SPACE INDEX**, clause (j), the following shall apply:

- (j) The total permitted development on these lands, as identified on Schedule RM6 (XXX), shall not exceed a floor space index of 6.73.

DWELLING UNITS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, DWELLING UNITS**, clauses (l), and (m), the following shall apply:

- (l) The maximum number of Apartment House Dwelling units in Building ‘C’ shall be 1,616.
- (m) The maximum number of Apartment House Dwelling units in Building ‘D’ shall be 1,134.

HOTEL ROOMS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, HOTEL ROOMS, DWELLING UNITS AND LIVING UNITS – BUILDING ‘C’**, clauses (n), (o), and (p), the following shall apply:

- (n) The maximum number of hotel rooms on the site shall be 200.

RECREATIONAL AMENITY AREA

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, RECREATIONAL AMENITY AREA**, clause (w), the following shall apply:

- (w) Apartment House Dwelling (Building 'C' and 'D') recreational amenity area shall be provided in accordance with the following minimum requirements:
 - (i) A minimum of 2 square metres of outdoor recreational amenity space shall be provided per apartment house dwelling unit.
 - (ii) A minimum of 2 square metres of indoor recreational amenity space shall be provided per apartment house dwelling unit .

FLOOR PLATE SIZE

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, FLOOR PLATE SIZE**, clause (x), the following shall apply:

- (x) The maximum tower floor plate size, excluding balconies, for Building 'C' and 'D' shall be in accordance with the following requirements:
 - (i) Building 'C' Tower 1:
 - 1. 1,259.8 square metres for floors 10-18;
 - 2. 1,118.2 square metres for floors 19-28;
 - 3. 987 square metres for floors 29-38; and
 - 4. 817.9 square metres for floors 39-54
 - (ii) Building 'C' Tower 2:
 - 1. 1,316.7 square metres for floors 10-21;
 - 2. 1,174.7 square metres for floors 22-33; and
 - 3. 1,036.7 square metres for floors 34-45.
 - (iii) Building 'D' Tower 3: 750 square metres.
 - (iv) Building 'D' Tower 4: 835 square metres.

BUILDING STEPBACKS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, BUILDING STEPBACKS**, clause (y), the following shall apply:

- (y) Building tower stepbacks will not be less than the minimum distance in metres as shown on Schedule RM6(XXX).

DISTANCE BETWEEN BUILDINGS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, DISTANCE BETWEEN BUILDINGS**, clause (z), the following shall apply:

- (z) Notwithstanding Section 20-A.2.4.1, the separation distances between the buildings shall not be less than the minimum distance in metres as shown on Schedule RM6(XX)

YARD SETBACKS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, YARD SETBACKS**, clauses (aa) and (bb), the following shall apply:

- (aa) Notwithstanding Section 20-A.2.4, the minimum yard setbacks for all buildings and structures shall not be less than the minimum distances in metres as shown on Schedule RM6(XX).
- (bb) Notwithstanding Section 20-A.2.4, the minimum yard setbacks for underground parking structures shall be 0 metres.

PERMITTED PROJECTIONS

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, PERMITTED PROJECTIONS**, clause (cc), the following shall apply:

- (cc) Projections outside of building envelopes and into yard setbacks, building setbacks and separation distances permitted in this clause are as follows:
 - (i) Notwithstanding Section 6(9) belt courses, cornices, eaves or gutters, pilasters and sills may project up to 0.5 metres beyond the permitted building envelopes into minimum yard setbacks, building setbacks and separation distances;
 - (ii) Canopies and awnings may project up to 3.0 metres beyond minimum yard setbacks, building setbacks and separation distances;
 - (iii) Lighting fixtures, trellises, guardrails, fences and screens, transformer vaults, vents, utilities, railings, stairs, stair enclosures, access ramps, elevating devices and landscape features or structures may project beyond building envelopes into minimum yard setbacks, building setbacks and separation distances except

that transformer vaults are not permitted in the minimum yard setbacks to public roads;

- (iv) Notwithstanding any setback, stepback or separation distance requirements, balconies on the east and west elevations of Building 'C' and Building 'D' shall be permitted to encroach a maximum of 1.8 metres beyond the building and tower envelopes into minimum yard setbacks, building stepbacks and separation distances.

HEIGHT

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, HEIGHT**, clause (dd), the following shall apply:

- (dd) The maximum building heights shall not exceed the heights in metres and storeys as shown on Schedule RM6 (XXX), subject to the following exceptions for elements on the roof:
 - (i) Parapets or other ornamental elements may exceed the maximum building height on Schedule RM6(163) by no more than 2.0 metres; and
 - (ii) A penthouse or other roof structure which is used only as an ornament or to house mechanical equipment of the building or stairwells to access the roof does not constitute a storey and will be disregarded in calculating the height of the building in storeys and in metres provided it shall not exceed a height of 7 metres for 40 percent of the area of the roof.

VEHICLE PARKING

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, VEHICLE PARKING**, clause (ee), the following shall apply:

- (ee) Notwithstanding Section 6A(2), the following parking rates/requirements shall apply.
 - (iii) For Building 'C', for Hotel and associated Hotel uses, a minimum parking rate of 1.0 per room.
 - (iv) For Building 'C' and 'D', for Apartment House Dwelling and associated uses, a minimum of 0.5 parking spaces per Apartment House Dwelling unit.

- (v) For Building 'C' and 'D', for Commercial uses, a minimum of 1.0 parking spaces per 5.45 square metres of Gross Floor Area shall be provided.
- (vi) For Building 'C' and 'D', for Institutional uses. A minimum of 0.4 parking spaces per 2.5 square metres of Gross Floor Area shall be provided.

BICYCLE PARKING

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, VEHICLE PARKING**, clause (ee), the following shall apply:

- (vii) For Apartment House Dwellings units within Buildings 'C' and 'D', a minimum of 0.9 occupant bicycle parking spaces per dwelling unit shall be provided and a minimum of 0.1 visitor bicycle parking spaces per dwelling unit shall be provided.
- (viii) For Commercial uses within Buildings 'C' and 'D', a minimum of 3.0 bicycle parking spaces plus 0.3 bicycle parking spaces per 100 square metres (long term) and 0.2 bicycle parking space per 100 square metres (short term) shall be provided.

LOADING SPACES

Notwithstanding By-law No.112-2016, Section 5 – **EXCEPTION REGULATIONS, LOADING SPACE**, clauses (jj), (ll) and (kk), the following shall apply:

- (jj) Notwithstanding Section 6A(16)(a), the following minimum number of loading spaces (totaling no fewer than 9 loading spaces) shall be provided for Buildings 'C' and Building 'D':
 - (i) 1 Type B loading spaces;
 - (ii) 4 Type C loading spaces; and
 - (iii) 4 Type G loading spaces.
- (kk) Section 6A(16)(b), (d)(iv) shall not apply for Building 'C', and 'D'.

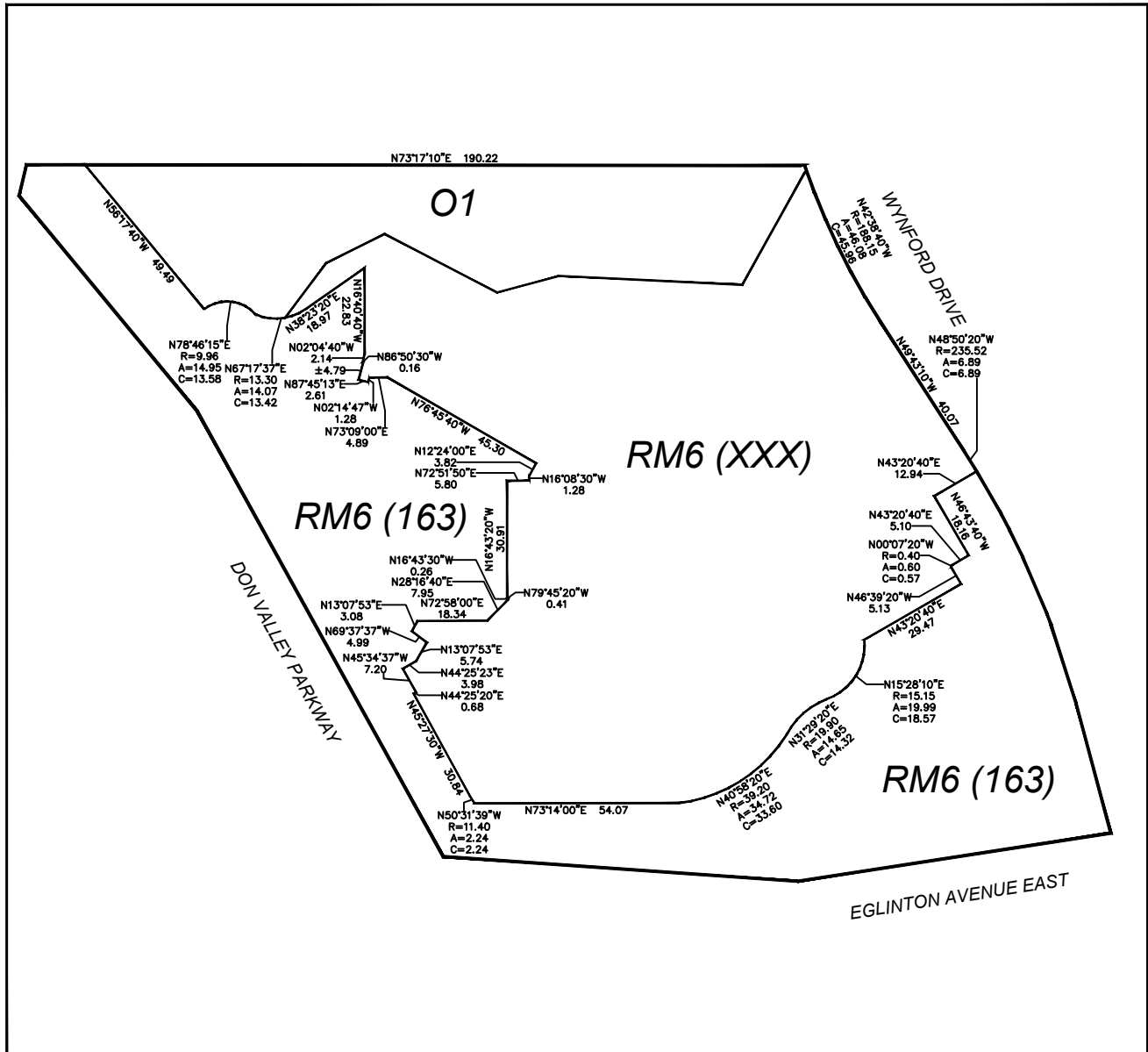
Prevailing By-laws and Prevailing Sections: By-law 112-2016

ENACTED AND PASSED this _____ day of _____ 2020.

JOHN TORY,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 1

175 Wynford Drive, Toronto

File #20



Not to Scale



Schedule RM6 (XXX)

File #20_____



Not to Scale