

Authority: North York Community Council Report No. 1, Clause No. 19,  
as adopted by City of Toronto Council on February 2, 3 and 4, 1999  
Enacted by Council: October 27, 1999

**CITY OF TORONTO**

**Bill No. 679**

**BY-LAW No. 681-1999**

**To amend former City of North York By-law No. 7625 in respect of lands municipally known as 760 Lawrence 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;

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

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this By-law.

2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

**"64.16(28) RM1(28)**

**PERMITTED USES**

- (a) The only permitted uses shall be multiple attached dwellings or live /work uses or both.
- (b) For the purpose of this exception, a "live/work use" means a personal service shop, studio, custom workshop making articles or products to be sold at retail on the premises, business office or professional office that is located within a multiple attached dwelling unit.

**USE QUALIFICATIONS**

- (c) A live/work use shall
  - (i) be located within a multiple attached dwelling unit that is located in the area marked "Building A" on Schedule "RM1 (28)", and is in a unit that has a façade that fronts onto Lawrence Avenue West and that is directly accessible from the front exterior;
  - (iii) occupy not more than 50% of the total gross floor area of the multiple attached dwelling unit;

- (iv) be conducted only by a member or members of the household who reside in the multiple attached dwelling unit that is their principal residence.
- (d) Where a live/work use is located on the storey lower than the first floor of a multiple attached dwelling unit, no more than 25% of the floor to ceiling height of that storey shall be below established grade.
- (e) A multiple attached dwelling unit may have a bay, bow or other window that projects up to 0.67 metres into any minimum yard setback if the width of the bay, bow or other window does not exceed 2.8 metres.

#### EXCEPTIONS REGULATIONS

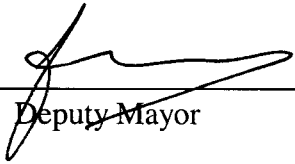
- (f) The maximum number of dwelling units shall be 245.
- (g) The maximum permitted gross floor area shall be 21,900 square metres for all uses.
- (h) Building Height
  - (i) The maximum building height shall be 4 storeys and 12 metres.
  - (ii) The building height of any part of a building or structure including mechanical structures shall not exceed the horizontal distance between that part of the building and the rear property line.
  - (iii) Despite subclause (i) the maximum building height may be increased an additional 2.85 metres for stair enclosures to the roof top terraces only.
- (i) The minimum yard setbacks shall be shown on Schedule "RM1 (28)".
- (j) Parking
  - (i) There shall be a minimum of 1.5 parking spaces provided for each dwelling unit, of which 0.25 spaces per dwelling unit shall be for the use of visitors.
  - (ii) There shall be no additional parking requirement for the live/work uses.
- (k) The provisions of Subsections 15 and 16 relating to 15.8, 16.2.1, 16.2.2, 16.2.5 and 16.3.2 shall not apply.

- (l) The provisions of this exception shall apply collectively to the lands zoned RM1(28) notwithstanding any future severance, partition or division for any purpose.”

3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1 (28)” attached to this By-law.

ENACTED AND PASSED this 27th day of October, A.D. 1999.

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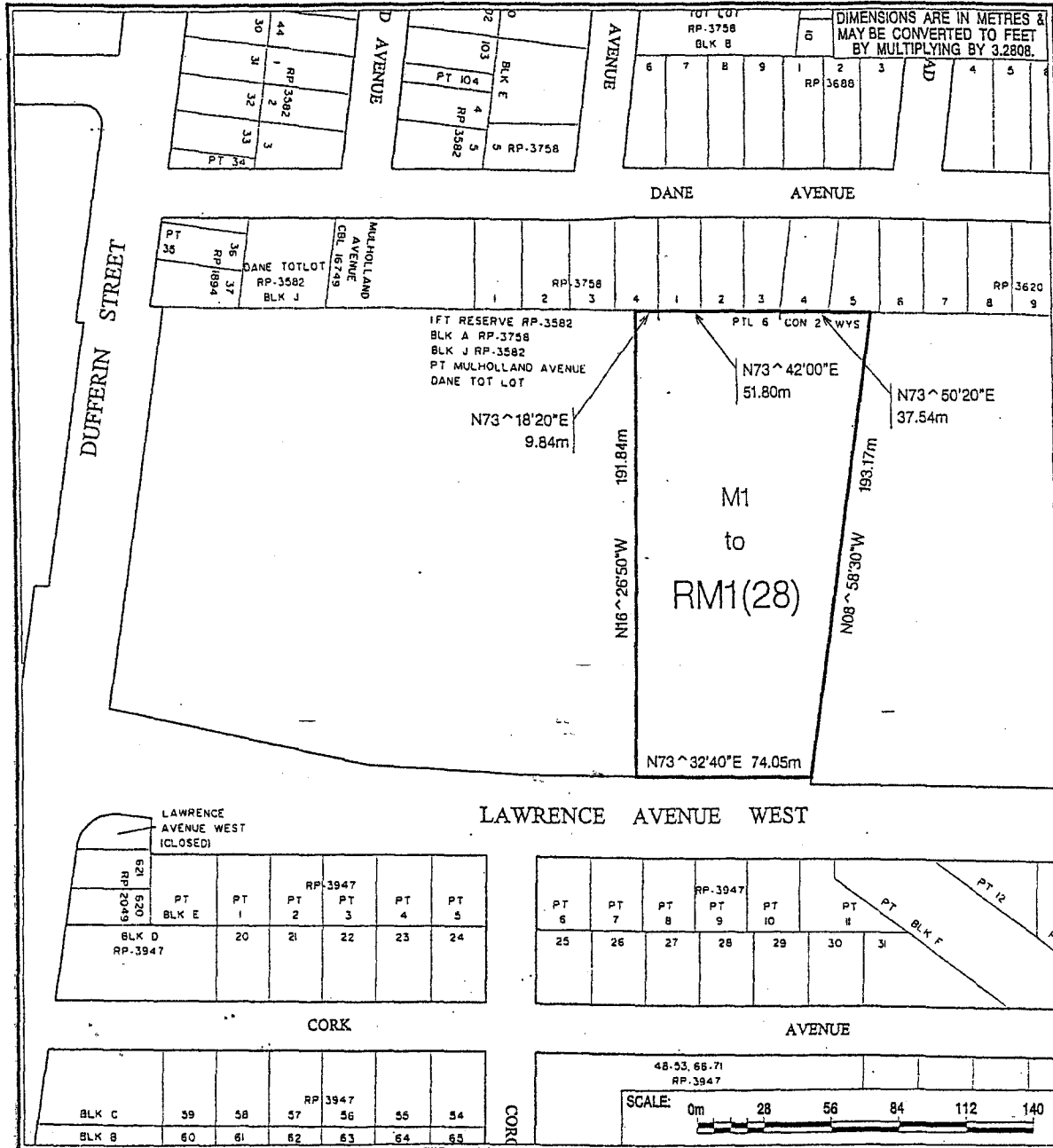
Deputy Mayor

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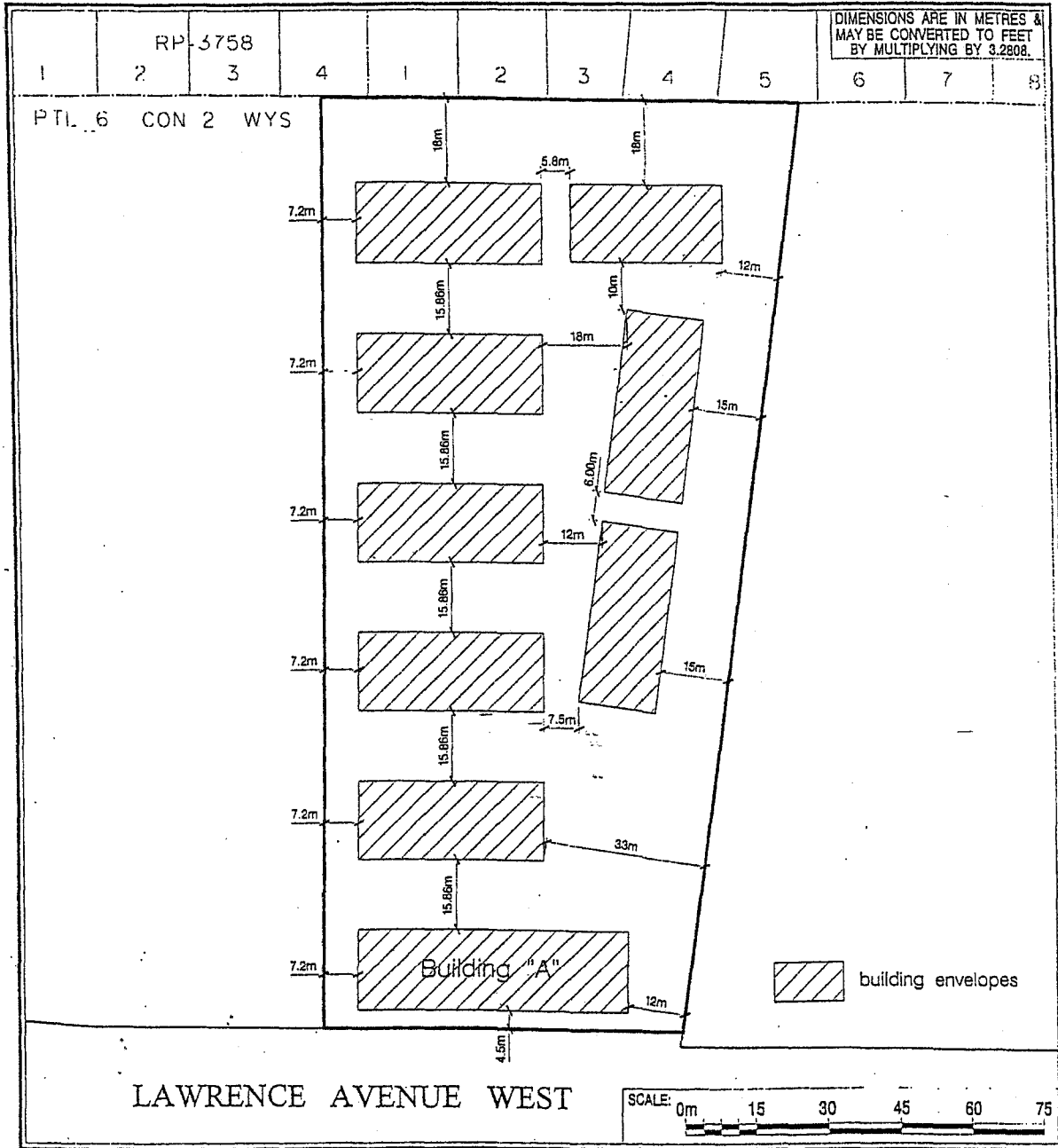
City Clerk



SCHEDULE "1" BY-LAW No. 681-1999



<p><b>TORONTO</b> City Planning Division North District</p>		<p>SUBJECT PROPERTY</p>		
<p>Location: Part of Lot 6, Con. 2, W.Y.S.</p>				
File No. UDZ-98-06	Prepared by: Z.R.	Approved by: T.R.	Date: JAN. 18/99	Filename: SBL2948/3924
<p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</p>				

SCHEDULE "RM1 (28)" TO BY-LAW No. 681-1999



							 City Planning Division North District
Location: Part of Lot 6, Con. 2, W.Y.S.							 SUBJECT PROPERTY
File No. UDZ-98-06	Prepared by: Z.R.	Approved by: D.D.	Date: JUNE 21/99	Filename: SBL2948/3924			
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