

CITY OF TORONTO

BY-LAW No. 159-2002(OMB)

To amend City of North York By-law No. 7625 in respect of lands municipally known as 20 Bond Avenue.

WHEREAS the Ontario Municipal Board, by way of Order issued on November 9, 2000, determined to amend the General Zoning By-law for the former City of North York;

THEREFORE:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this By-law.
2. Section 64.17 of By-law No. 7625 is amended by adding the following subsection:

64.17(29) RM2(29)

PERMITTED USES

- (a) The only permitted uses shall be:
 - Live-work uses
 - Semi-detached dwelling
 - Any other home occupation uses permitted in an R4 zone
- (b) For the purpose of this exception, “live-work” uses are defined as offices (other than medical), studios and personal service shops, excluding tattoo and massage parlours, which are:
 - (i) Conducted by a member or members of the household who reside in the dwelling unit;
 - (ii) Operated within the basement of the unit only; and
 - (iii) Offices, studios and/or personal service shops shall comprise no less than 10% and no more than 30% of the total gross floor area of the dwelling unit.

EXCEPTION REGULATIONS

- (c) The following regulations shall apply to lots 1 through 10 as shown in Schedule “RM2(29)”:
 - (i) The minimum lot area shall be 228 m² for each semi-detached unit and 456 m² for each semi-detached dwelling.

- (ii) The minimum lot frontage shall be 8.7 m for each semi-detached dwelling unit and 17.4 m for each semi-detached dwelling.
 - (iii) The minimum yard setbacks shall be as follows:
 - (A) 4.5 m front yard setback;
 - (B) 1.2 m side yard setback; and
 - (C) 8.0 m rear yard setback.
 - (iv) The maximum lot coverage shall be 42%.
 - (v) The maximum building height shall be the lesser of 9.95 m to the highest point of the roof, including a parapet, or a height to the highest point of the roof, including a parapet, which matches the maximum height of the peak of the roof of the immediately abutting residential unit on Charnwood Road existing on October 4, 2000, except in the case of the northerly half of Lot 4 and the southerly half of Lot 3 shown on Schedule “RM2(29)”, where the height of the roof will be no greater than 8.8 m to the mid-point of the roof. Where more than 1 existing lot is contiguous to a lot in this zone, the maximum building height to the highest point of the roof, including a parapet, must not exceed the height of the peak of the lowest abutting residential unit.
 - (vi) There shall be no west-facing windows or dormers in the pitch of the roof.
 - (vii) The maximum building length shall be 16.8 m.
 - (viii) There shall be no additional parking required for live-work uses beyond the parking requirements of Section 6A for the semi-detached dwellings.
3. Section 64.17 of By-law No. 7625 is amended by adding Schedule “RM2(29)” attached to this by-law.
4. Section 64.30 of By-law No. 7625 is amended by adding the following subsection:

64.30(28) M1(28)

Notwithstanding any severance, partition or division of the lands described in Part 1 or Part 2, Blocks 11 to 16, inclusive, as shown on Schedule “M1(28)”, shall be treated as a single Lot for the purposes of measuring Floor Space Index for Section 30(5).

PART 1

The following provisions shall apply to Blocks 11 to 15, inclusive, as shown on Schedule M1(28):

PERMITTED USES

- (a) The only permitted uses shall be:

Adult education school

Artist studio

Commercial gallery

Communications and broadcasting, excluding any microwave or transmission towers used for the reception or transmission of signals for commercial purposes

Custom workshop

Financial institution

Information processing

Live-work dwelling, provided that the predominant use in a live-work dwelling unit is an employment-related use which occupies at least 50%, but less than 75%, of the gross floor area of the dwelling unit

Museum

Office uses, excluding medical offices

Personal service shop, excluding tattoo and massage parlours

Any other uses permitted in the R4 zone

EXCEPTION REGULATIONS

- (b) The minimum lot area shall be 130 m² for each live-work dwelling unit.
- (c) The minimum lot frontage shall be 4.5 m for each live-work dwelling unit.
- (d) Despite Section 30(5), the maximum gross floor area for all live-work dwellings shall be 8,000 m², excluding garages, ground floor foyer/washroom spaces adjacent to the garage, basements and cellars.
- (e) The minimum parking required for the live-work dwelling units, in total, shall be the sum of 2.0 spaces per live-work dwelling unit, and these spaces may be in the form of tandem parking. Access to the individual parking areas for Blocks 11 to 15 may be by way of private easement provided through Block 16.
- (f) The minimum yard setbacks and distance between buildings shall be as shown on Schedule "M1(28)".

- (g) Despite clause (f) above, the minimum rear yard setback for a detached garage shall be 1.0 m, provided said garage is not closer than 3.0 m to the building, and provided said garage is not closer to the front and side property lines than the respective setback of the building. Where the garage is attached to the building, the minimum rear yard setback shall be 5.5 m.
- (h) The maximum lot coverage for the building, excluding the ground floor garage and the foyer/washroom space adjacent to the garage, shall be 45%.
- (i) The maximum building height shall be three storeys and 11.7 m.
- (j) The maximum length of the building, excluding the garage and the ground floor foyer/washroom space adjacent to the garage, shall be 16.8 m.
- (k) Notwithstanding any severance, partition or division of the lands described in Part 1, the regulations of this exception relating to Part 1 shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

PART 2


The following provisions shall apply to Block 16 as shown on Schedule “M1(28)”:

- (a) Permitted uses shall be those uses permitted in the “M1” zone.
 - (b) The minimum front yard setback shall be 3.0 m.
 - (c) The minimum side yard setback shall be 4.5 m.
 - (d) The minimum distance between buildings shall be 5.5 m.
 - (e) The minimum rear yard setback shall be 18.0 m.
 - (f) The maximum building height shall be three storeys and 11.7 m.
- 5.** Section 64.30 of By-law No. 7625 is amended by adding Schedule “M1(28)” attached to this by-law.
- 6.** Schedule “Q” of By-law No. 7625 is amended by adjusting the boundary of the Bond Neighbourhood to include the lands shown respectively as RM2(29) and O1 on Schedule “1” to this by-law.

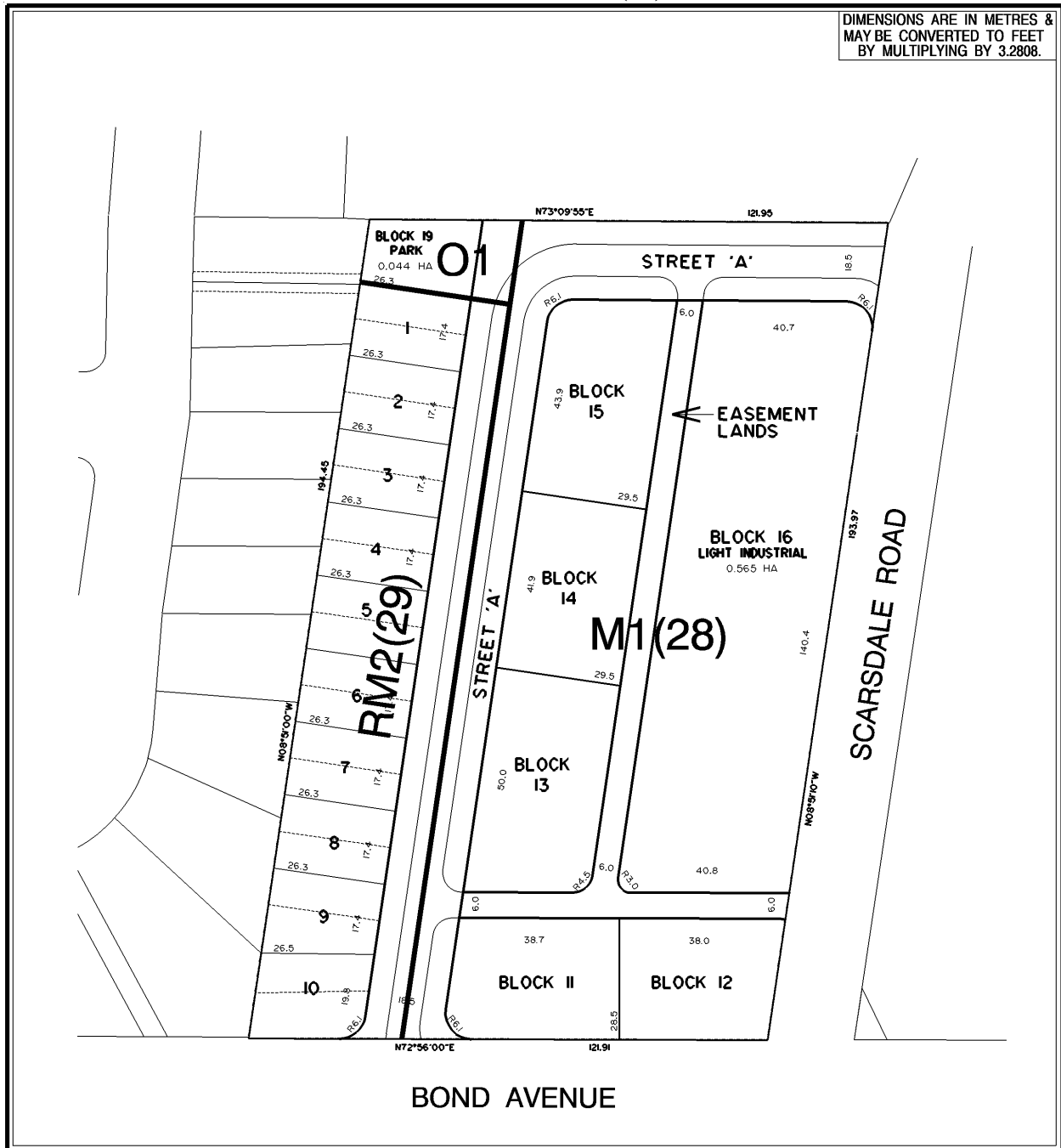
PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 9, 2000 IN BOARD FILE NO. PL981220, AND AMENDED ON SEPTEMBER 10, 2001.

SCHEDULE "1"



<p>Schedule " 1 " to By-Law _____ - _____ (OMB)</p>		 City Planning Division North District		
<p>Location: Lot 5 - Plan M-525 (20 Bond Avenue), City of Toronto</p>				
<p>File: UDZ-98-13</p>	<p>Prepared by:</p>	<p>Approved by:</p>	<p>Date: JUL. 24, 2001</p>	<p>Filename: RM2(29) & M1(28)</p>
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>				

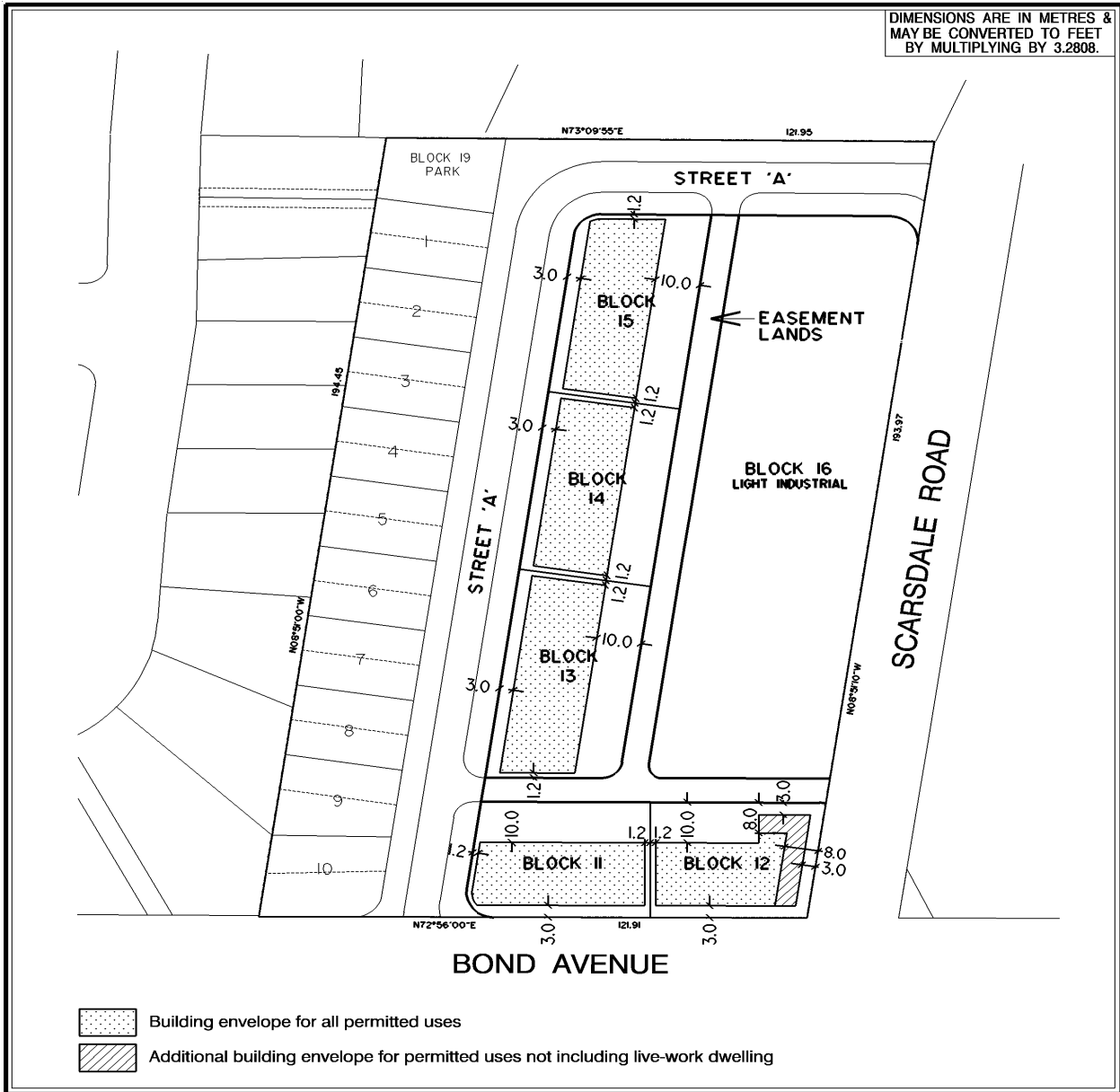
SCHEDULE "RM2(29)"



DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

<p>Schedule " RM2(29) " to By-Law _____ - _____ (OMB)</p>				<p>TORONTO City Planning Division North District</p>
<p>Location: Lot 5 - Plan M-525 (20 Bond Avenue), City of Toronto</p>				
<p>File No. UDZ-98-13</p>	<p>Prepared by:</p>	<p>Approved by:</p>	<p>Date: JUL. 24, 2001</p>	<p>Filename: RM2(29) & M1(28)</p>
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SCHEDULE "M1(28)"



Schedule " M1(28) " to By-Law ____ - ____ (OMB)



SUBJECT PROPERTY



Location: Lot 5 - Plan M-525 (20 Bond Avenue), City of Toronto

File No. UDZ-98-13

Prepared by:

Approved by:

Date: MARCH, 2001

Filename:RM2(29) & M1(28)

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