

Authority: North York Community Council Report No. 6, Clause No. 28,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 687-2004

To amend former City of North York By-law No. 7625, as amended, with respect to lands known municipally as 19 Avondale Avenue.

WHEREAS authority is given to Council by Section 34 and 37 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*; and

WHEREAS the Official Plan of the former City of North York contains provisions relating to the authorization of increases in density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law enacted under Section 34 of the *Planning Act*, authorize increases in the density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services and matters as set out in the by-law; and

WHEREAS subsection 37(3) of the *Planning Act*, provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the owner of the lands hereinafter referred to have elected to provide the facilities, services and matters and hereinafter set forth; and

WHEREAS the increase in density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by By-law No. 7625, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by the one or more agreements between the owner of such lands and the City of Toronto; and

WHEREAS the City of Toronto has required the owner of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

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

1. Schedules "B" and "C" of By-law No. 7625, as amended, of the former City of North York are amended with Schedule "1" of this Bylaw.

2. Section 64.20 of By-law No. 7625, as amended, of the former City of North York is amended by adding Schedule 64.20(147) attached to this Bylaw.
3. Section 64.20 of By-law No. 7625, as amended, of the former City of North York is amended by adding the following subsection:

“64.20(147) RM6(147)

DEFINITIONS

- (a) For the purpose of this by-law, all references to 19 Avondale Avenue shall include the closed Terlean Road right-of-way;

PERMITTED USES

- (b) The only permitted uses shall be Apartment House Dwellings and retail use;

EXCEPTION REGULATIONS

- (c) Yard Setbacks
 - (i) The minimum yard setbacks shall be as shown on Schedule “RM6(147)”;
 - (ii) The minimum yard setback for below grade parking garage shall be 0 metres;
 - (iii) Canopies and balconies are excluded from setback requirements and may project a maximum of 0.6 metres into each of the yards;
- (d) Distance between Buildings and/or Portions of Buildings Forming Courts
 - (i) the minimum distance between buildings located at 1 Avondale Avenue and 19 Avondale Avenue shall be 14.5 metres;
- (e) Gross Floor Area
 - (i) The gross floor area of the building shall not exceed 3335 square metres or 2.5 times the lot area of 19 Avondale Avenue;
 - (ii) The gross floor area of the retail use shall not exceed 50 square metres;
- (f) Building Height
 - (i) the maximum building height shall be as shown on Schedule “RM6(147)”;

- (g) Parking
- (i) A minimum of 82 and a maximum of 99 residential parking spaces for residents and visitors shall be provided for the use of occupants living in 19 Avondale Avenue but some of which may be provided on the adjacent site at 1 Avondale Avenue;
 - (ii) A minimum and maximum of 1 parking space dedicated for the retail area of 19 Avondale shall be provided;
 - (iii) Four (4) surface parking spaces shall be used as short-term parking for residential visitors and/or retail users of both 1 and 19 Avondale Avenue buildings, some of which may be provided on the adjacent site at 1 Avondale Avenue;
- (h) Loading
- (i) One (1) loading space shall be provided and shared by both buildings located at 1 Avondale Avenue and 19 Avondale Avenue;
- (i) Density Incentives
- (i) 125 m² gross floor area attributable to the provision of private indoor recreational space accessory to a residential use, provided such gross floor area is located on the property of 19 Avondale Avenue;
 - (ii) 187 m² gross floor area attributable to the provision of a below grade, bicycle storage area and ancillary facilities provided such gross floor area is located only on the property of 19 Avondale Avenue;
- (j) The following provisions do not apply: Section 15.8 (Landscaping), Section 20-A.2.2 (Lot Coverage), Section 20-A.2.6 (Building Height), Section 6A(6)(c) (Landscape Buffer adjacent to Parking).”

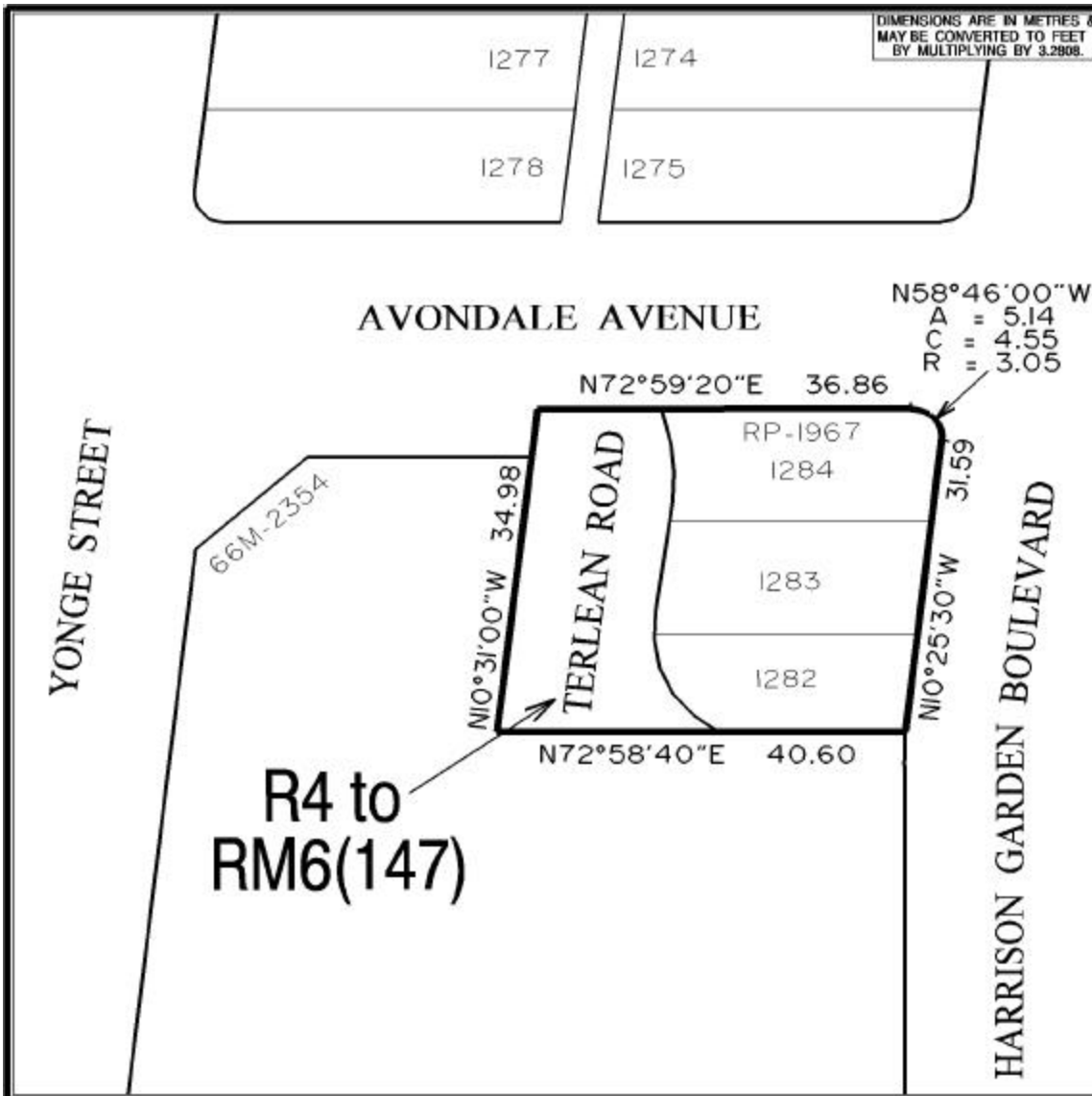
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Part of Lots 1282, 1283 & 1284, Registered Plan 1967, City of Toronto

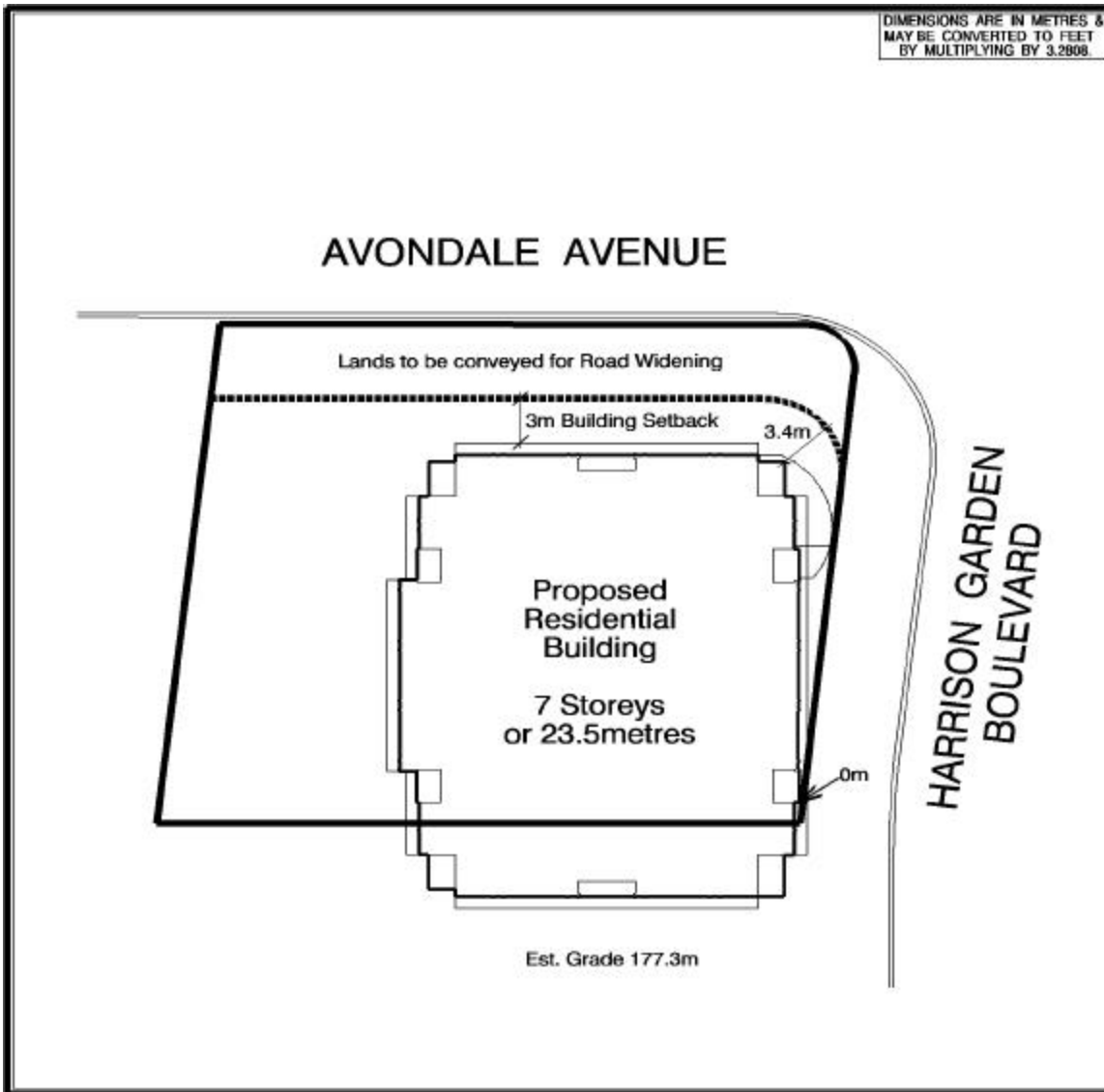
File: 04_109950 Prepared by: A.K. Approved by: N.F. Date: May 25, 2004 Filename: RM6(147)_1



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.

Toronto
 City Planning Division

SUBJECT PROPERTY

SCHEDULE "RM6(147)"



<p>This is Schedule "RM6(147)" to By-Law _____ passed the _____ day of _____, 20 _____</p>		 <small>City Planning Division</small>  <small>SUBJECT PROPERTY</small>
<p>(Sgd.) _____</p> <p>CLERK</p>	<p>(Sgd.) _____</p> <p>MAYOR</p>	
<p>Location: Part of Lots 1282, 1283 & 1284, Registered Plan 1967, City of Toronto</p>		
<p>File: 04_109950</p>	<p>Prepared by: A.K.</p>	<p>Approved by: N.F.</p>
<p>Date: June 14, 2004</p>		<p>Filename: RM6(147)</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>		