

# CITY OF TORONTO

## BY-LAW No. 1107-2008(OMB)

**To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1705, 1717, 1719, 1743 and 1745 Avenue Road.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 2085 issued July 25, 2007, determined to amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1705, 1717, 1719, 1743 and 1745 Avenue Road;

THEREFORE By-law No. 7625, the former City of North York Zoning By-law, as amended, is further amended by the Ontario Municipal Board as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this By-law.
2. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

**“64.20-A (170) RM6(170)**

### DEFINITIONS

- (a) For the purposes of this exception, “apartment house dwelling” shall include, in addition to dwelling units having access only from an internal corridor system, ground level dwelling units having access directly from the outside or from an internal corridor system or any combination thereof, and a podium with commercial uses.
- (b) For the purposes of this exception, “established grade” shall mean the elevation as fixed by the municipality of the centre line of the street at the mid-point of the front lot line, being the geodetic elevation 178.75 m.
- (c) For the purpose of this exception, “guest suite” shall mean a suite, other than a dwelling unit, that has no kitchen facilities and is available for use on a temporary basis as overnight accommodation for persons visiting residents of an apartment house dwelling.

### PERMITTED USES

- (d) The only permitted uses shall be,

#### RESIDENTIAL:

apartment house dwellings and accessory uses including private recreational amenity areas

one guest suite

**NON-RESIDENTIAL:**

business and professional offices  
clubs  
commercial recreation facilities  
commercial schools  
custom workshops making articles or products to be sold at retail on the premises  
day nurseries  
dry cleaning and laundry collecting establishments  
financial institutions including banks  
fitness centres  
outdoor cafes  
personal service shops  
professional medical offices  
recreational uses  
restaurants including take out  
retail stores  
service shops  
social facilities  
studios

and accessory uses thereto.

All non-residential uses shall be restricted to the ground floor and below grade levels.

**EXCEPTION REGULATIONS**

- (e) The maximum lot coverage shall be sixty eight percent (68%).
- (f) No portion of any building or structure erected and used above finished ground level should be located otherwise than wholly within the building envelope identified on Schedule "RM6(170)". Notwithstanding this requirement the following projections are permitted:
  - (i) Roof overhangs, cornices and bay windows may project beyond the building envelope to a maximum of 1.2 m.
  - (ii) Exterior stairways may project beyond the building envelope to a maximum of 3 m.
  - (iii) Canopies may project beyond the building envelope to a maximum of 2.4 m.
  - (iv) Open balconies may project beyond the building envelope to a maximum of 1.9 m.

- (v) A garbage storage building with a maximum floor area of 25 m<sup>2</sup> and a maximum height of 4.0 m.
  - (g) The maximum building height shall not exceed the maximum heights in metres above established grade as shown on Schedule “RM6(170)”, with a maximum height in storeys of six, in each case, excluding parapets, cornices, and terrace balustrades, and excluding penthouse or roof structures used only for ornament or to house mechanical equipment, and having a height of not more than 5 m, and an area not exceeding 200 m<sup>2</sup>.
  - (h) No portion of the first floor above finished ground level shall be located closer than 1.2 m. to the Avenue Road lot line.
  - (i) The gross floor area shall not exceed 16,360 m<sup>2</sup>, of which no more than 2,585 m<sup>2</sup> may be used for permitted non-residential uses.
  - (j) The maximum number of dwelling units shall be 85.
  - (k) A minimum of 1 m<sup>2</sup> per dwelling unit of outdoor private amenity space shall be provided which may be located at or above grade.
  - (l) A minimum of 2 m<sup>2</sup> per dwelling unit of indoor amenity space shall be provided.
  - (m) A minimum of 1.5 parking spaces per apartment house dwelling unit shall be provided, of which 0.25 parking spaces per unit shall be for visitor parking spaces.
  - (n) The provisions of Sections 6A(8), 6(9), 15.6, 15.8 and 20.A do not apply.
  - (o) An acoustic fence having a minimum height of 2.13 metres shall be provided that runs the full length of the easterly property line.
  - (p) The provisions of this exception shall apply collectively to the lands zoned “RM6(170)” notwithstanding any road widening conveyance or their future severance, partition or division for any purpose.”
- 3.** The owner of the subject lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services or matters referred to below, which agreement or agreements may be registered against the title of the lands to which the By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner’s expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters:
- (a) A contribution of \$400,000 of which:
    - (i) \$250,000 is used for the purposes of site remediation and improvements to

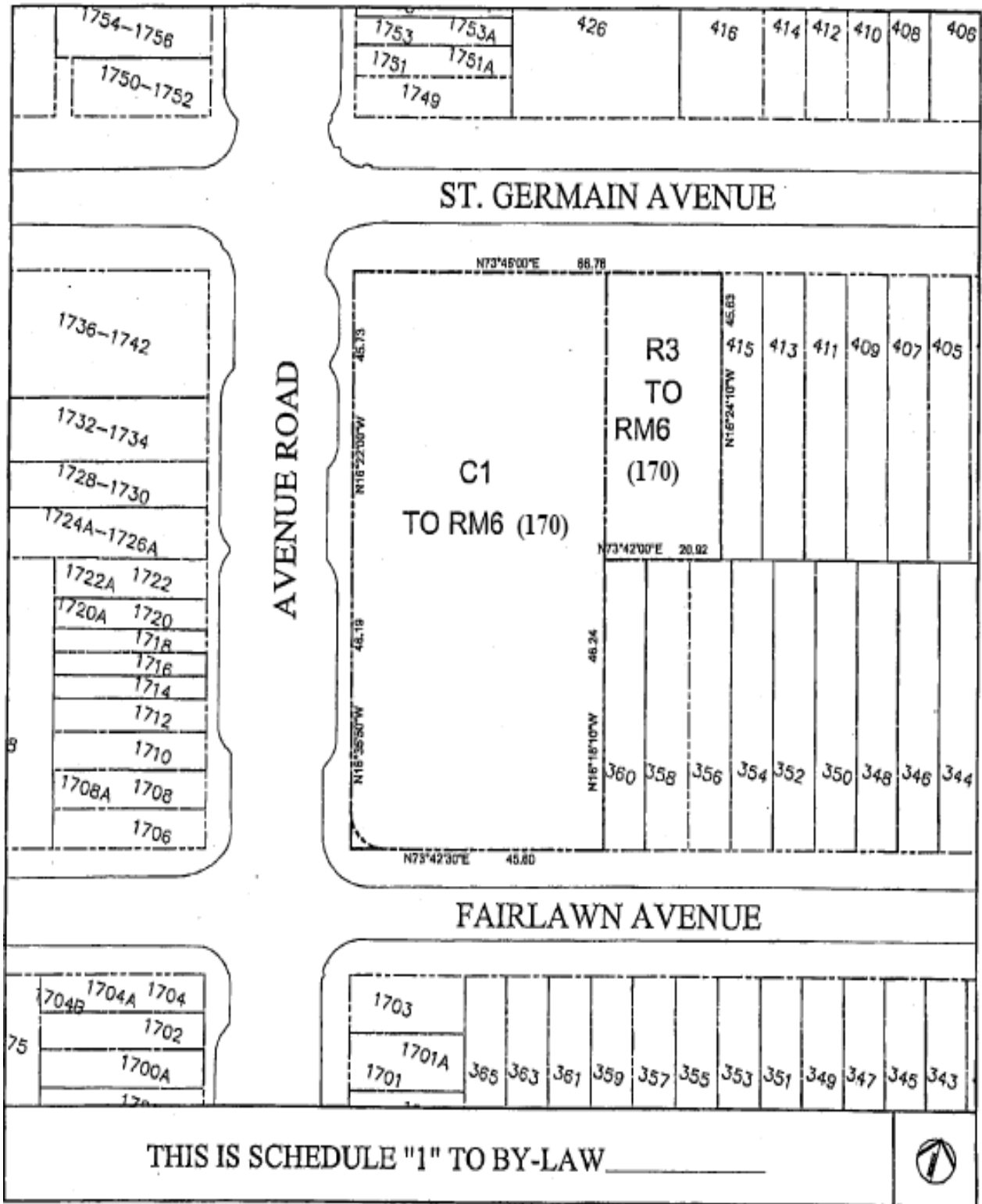
convert the Toronto Transit Commission bus loop at 1400 Avenue Road into a park, and

- (ii) \$150,000 is used for the purposes of renovations to the Armour Heights Community Centre, including, but not limited to: mechanical, windows, mill work, finishes, fire alarms, security systems and fixtures.

- 4. Section 64.2 of By-law No. 7625 is amended by adding Schedule “RM6(170)” attached to this By-law.

PURSUANT TO DECISION/ORDER NO. 2085 OF THE ONTARIO MUNICIPAL BOARD  
ISSUED ON JULY 25, 2007 IN BOARD FILE NO. PLO60411.

SCHEDULE "1"



THIS IS SCHEDULE "1" TO BY-LAW \_\_\_\_\_



