

CITY OF TORONTO

BY-LAW No. 1108-2008(OMB)

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 1759 and 1761 Lawrence Avenue West.

WHEREAS the Ontario Municipal Board by way of Order No. 1871 issued on July 5, 2007 and by its Order issued on October 17, 2008, following an appeal pursuant to Section 34 (11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, determined that the former City of North York general Zoning By-law No. 7625 should be amended;

NOW THEREFORE pursuant to the Ontario Municipal Board Orders, general Zoning By-law No. 7625 is amended 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 64.14(B) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.14(B)(14) R7(14)

DEFINITIONS

- (a) For the purpose of this exception, “Lot Area” shall mean the total gross lot area plus any lands that have been conveyed to the City of Toronto or its successors for roads or road widening purposes.

EXCEPTION REGULATIONS

- (b) the minimum lot frontage and width shall be 7.3 metres except that a corner lot shall have a minimum lot frontage and width of 7.1 metres.
- (c) the minimum lot area shall be 278 square metres except that a corner lot shall have a minimum lot area of 269 square metres.
- (d) the minimum front yard setback shall be 9 metres.
- (e) the minimum rear yard setback shall be 10 metres.
- (f) the minimum south side yard setback shall be 1.22 metres.
- (g) the minimum north side yard setback shall be 0.31 metres.
- (h) the maximum length of dwelling, including any extension thereof, shall be 18.5 metres and shall be measured commencing from the minimum required front yard setback.
- (i) the maximum lot coverage shall be 37%.

- (j) the maximum building height shall be 2 storeys and 7.5 metres.
- (k) the maximum height of the finished first floor shall be 1.1 metres above established grade.
- (l) belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills shall be permitted to project into any minimum yard setback not more than 0.5 metres except that the maximum permitted projection into the required minimum north side yard setback shall be 0.25 metres.
- (m) a minimum of 50% of the front yard shall be maintained as landscaping where landscaping means trees, shrubs, flowers, vegetables and other vegetation, decorative stonework, walkways, patios, screening or other horticultural or landscape-architectural elements or any combination of these. Landscaping does not include driveways or parking areas and directly associated elements such as curbs or retaining walls.
- (n) a minimum of 75% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping where soft landscaping means trees, shrubs, grass, flowers, vegetables and other vegetation but does not include hard surfaced areas such as, but not limited to, driveways, parking areas, decorative stonework, walkways, patios, screening or other landscape-architectural elements.”

PURSUANT TO THE DECISION/ORDER NO. 1871 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 5, 2007 AND ITS DECISION/ORDER ISSUED ON OCTOBER 17, 2008 IN BOARD CASE NO. PL070034.

