

Authority: Toronto and East York Community Council Item 33.2,
adopted as amended, by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: May 12, 2010

CITY OF TORONTO

BY-LAW No. 479-2010

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands municipally known as 314 Roncesvalles Avenue.

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. Section 12(1) of Zoning By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, is hereby further amended by adding the following exception:
 - (1) Notwithstanding anything hereinbefore contained, none of the provisions of this by-law or of any *restrictive by-law* applies to prevent the use of the existing structure as a private *Music Instruction School*, including uses *accessory* thereto, on the *lot* provided:
 - (a) the *lot* consists of the lands delineated by heavy lines on Map 1 attached to and forming part of this By-law;
 - (b) the above grade floor area devoted to music instruction shall not exceed 165 square metres;
 - (c) the above grade floor area devoted to uses *accessory* to music instruction shall not exceed 140 square metres;
 - (d) the enrolment shall not exceed 35 music instruction students that may be in attendance at the school at any one time;
 - (e) the *Music Instruction School* shall be contained fully within the house-form building existing on the *lot* on the date of passage of this By-law;
 - (f) the primary entrance of the *Music Instruction School* shall be located on Roncesvalles Avenue; and
 - (g) two (2) *parking spaces* shall be provided in the rear yard.

- (2) For the purposes of this by-law, the following definition shall apply:

Music Instruction School means a school, other than any school classified or defined in By-law No. 438-86, where music instruction is provided, but shall not include instruction for amplified musical instruments, unless the amplified musical instruments are played in rooms or studios with no westerly exposure. All music instruction rooms shall be suitably soundproofed with sound dampening material having a minimum sound transmission class of 25.

- (3) Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.

ENACTED AND PASSED this 12th day of May, A.D. 2010.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

