

CITY OF TORONTO

BY-LAW No. 1186-2010(OMB)

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to the lands municipally known as 102 – 134 Hucknall Road.**

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

THEREFORE By-law No. 7625, the former City of North York Zoning By-law, as amended, is further 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 Schedules 1 and 2 attached to this By-law.
2. Section 64.16 of By-law No. 7625 of the former City of North York is amended by adding the following subsection and Schedule 2 of this By-law:

64.16(84) RM1(84)

DEFINITIONS

- (a) For the purpose of this exception the following definition will apply:

ESTABLISHED GRADE shall mean the average grade measured along the front building face for each development block.

PERMITTED USES

- (b) The following uses shall be permitted:

Multiple Attached Dwellings

EXCEPTION REGULATIONS

DWELLING UNITS

- (c) A maximum of 47 dwelling units shall be permitted.

LOT AREA

- (d) The provisions of Section 16.2.1 (Lot Area) shall not apply.

LOT COVERAGE

- (e) Notwithstanding Section 16.2.2 (Lot Coverage), the overall lot coverage for the RM1(84) zone shall be a maximum of 46%.

LOT FRONTAGE

- (f) The provisions of Section 16.2.3 (Street Frontage) shall not apply.
- (g) Multiple Attached Dwelling Units fronting Hucknall Road shall have a minimum lot frontage of 6.0 m.
- (h) Multiple Attached Dwelling Units fronting "Street A" shall have a minimum lot frontage of 4.5 m.

YARD SETBACKS

- (i) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule 2.

LANDSCAPING

- (j) Notwithstanding Section 15.8(e)(i), a minimum of 60% of the front yard not covered by a permitted driveway shall be maintained as soft landscaping.
- (k) Notwithstanding Section 15.8(e)(iv) porches and steps shall be included as landscaping.

BUILDING HEIGHT

- (l) Notwithstanding Schedule 'D' and Section 16.2.6, the maximum height above established grade shall be as shown on Schedule 2.

LAND DIVISION

- (m) Notwithstanding any severance, partition or division of the lands, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.

3. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following subsection and Schedule 2 of this By-law:

64.23(131) C1(131)**DEFINITIONS**

- (a) For the purpose of this exception the following definition will apply:

ESTABLISHED GRADE shall mean the average grade measured along the Sentinel Road building face.

PERMITTED USES

- (b) The following uses shall be permitted:

Art Gallery;
Artist Studio;
Business Office;
Clinic;
Club;
Commercial Gallery;
Commercial Recreation;
Commercial School;
Community Centre;
Custom Workshop;
Day Nursery;
Dry Cleaning and Laundry Collecting Establishment;
Financial Institution;
Fitness Centre;
Museum;
Outdoor Café in conjunction with a Restaurant or Take-out Restaurant on the same lot, subject to the provisions of Subsection 6(22);
Personal Service Shop;
Private-Home Day Care;
Professional Medical Office;
Professional Office;
Restaurant;
Retail Store;
Service Shop;
Take-out Restaurant; and
Veterinary Clinic.

USE QUALIFICATIONS

- (c) A Restaurant or Take-Out Restaurant shall not have a drive-through facility.

EXCEPTION REGULATIONS

LOT COVERAGE

- (d) Notwithstanding Section 23.2.1(c) maximum lot coverage shall be 50%.

YARD SETBACKS

- (e) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedule 2.

FLOOR AREA

- (f) The maximum commercial floor area shall be 1,025 m².

BUILDING HEIGHT

- (g) The maximum height in storeys and metres of any portion of a building or structure shall not exceed the number of storeys and metres shown for that portion of the building on Schedule 2.

PARKING REQUIREMENTS

- (h) Parking for non-residential uses within the site shall be provided in accordance with the following:
 - a. A minimum of 1 parking space per 60 square metres of commercial/retail gross floor area shall be provided; and
 - b. All required non-residential parking spaces for the C1(131) zone shall be provided in the C1(131) zone.

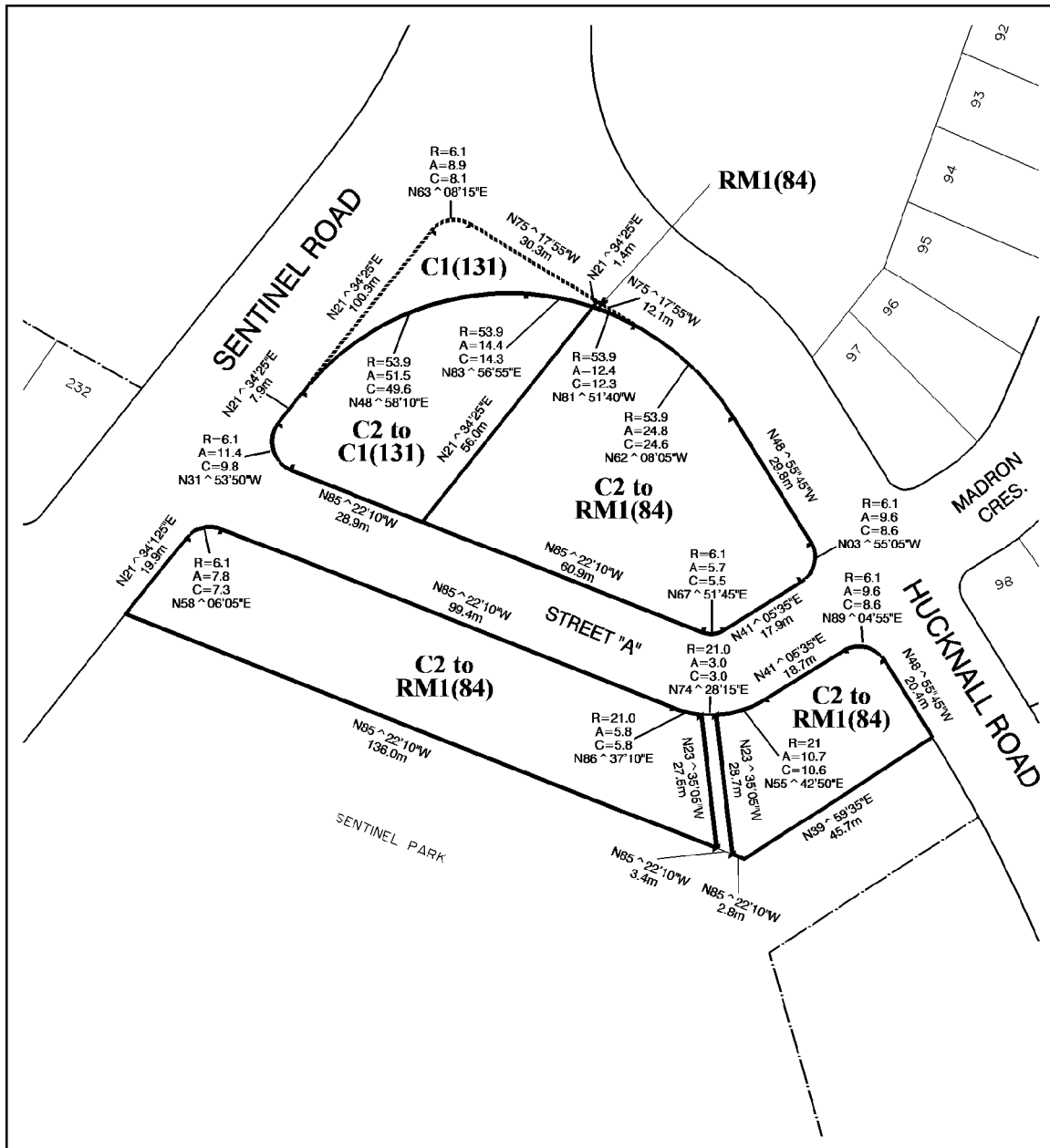
LOADING SPACE REQUIREMENTS

- (i) The provisions of Section 6A(16) shall not apply.

LAND DIVISION

- (j) Notwithstanding any severance, partition or division of the lands, the regulations of this exception shall continue to apply to the whole of the said lands as if no severance, partition or division had occurred.
- 4.** Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 18, 2010 IN BOARD CASE NO. PL091052.





From Applicants Drawing

Date: 06/25/2010
Approved by: C.V.

