

Authority: North York Community Council Item NY12.27, as adopted by City of Toronto Council on November 8 and 9, 2016

CITY OF TORONTO

BY-LAW No. 1102-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2100 Avenue Road.

Whereas Council of the City of Toronto has the authority pursuant to 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to: RD (f 9.0, a 275) (x414), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 414 so that it reads:

Exception RD 414

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In addition to the uses permitted by Article 10.20.20 for the RD Zone, an office use is permitted;
- (B) The permitted maximum **interior floor area** for an office use is 375 square metres;
- (C) The maximum number of **dwelling units** permitted is 1;
- (D) Clause 10.5.40.60 regarding permitted encroachments into required yard setbacks applies, except that:
 - (i) the front porch may encroach into the required **front yard setback** a maximum of 3.4 metres;

- (ii) the front porch may encroach into the required **side yard setback** a maximum of 0.7 metres;
 - (iii) a canopy may encroach into the required **side yard setback** a maximum of 0.8 metres, if it is no closer to the side lot line than 0.1 metres;
 - (iv) exterior stairs may be 2.8 metres wide; and
 - (v) an uncovered ramp may be 0 metres from the side **lot line**;
- (E) Clause 10.5.50.10 regarding **landscaping** applies, except that:
- (i) a minimum of 61% of the **front yard landscaping** must be **soft landscaping**;
 - (ii) no landscaping is required in the north **side yard**; and
 - (iii) a minimum of 5% of the **rear yard** must be for **soft landscaping**;
- (F) Regulations 10.5.80.10(3), 10.5.80.10(6) and 10.5.80.10(7) regarding the location of parking in the **side yard** and **rear yard** do not apply;
- (G) Despite regulation 10.5.100.1(2)(B), a **driveway** that is not in the **front yard** may have a maximum width of 11.3 metres;
- (H) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 8.5 metres;
- (I) Despite Clause 10.20.30.40, the permitted maximum **lot coverage** is 36%;
- (J) Despite Regulation 10.20.40.10(1), the permitted maximum height for a **building** on the lot is 10.7 metres;
- (K) Despite Regulation 10.20.40.10(2), the permitted maximum height of the exterior front and rear **main walls** is 7.8 metres;
- (L) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** for a **building** on the **lot** is 3 storeys;
- (M) Despite Regulation 10.20.40.10(7), the dormer in the roof at the rear of the **building** may be 53% of the total width of the **rear main walls**;
- (N) Despite Regulation 10.20.40.50(1)(B), the maximum area of the rear platform is 12.5 square metres;
- (O) Despite Regulation 10.20.40.70(1), the required minimum **front yard setback** is 8.1 metres;

- (P) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 8.5 metres;
- (Q) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is 0.5 metres for the south **side yard** and 0.7 metres for the north **side yard**.

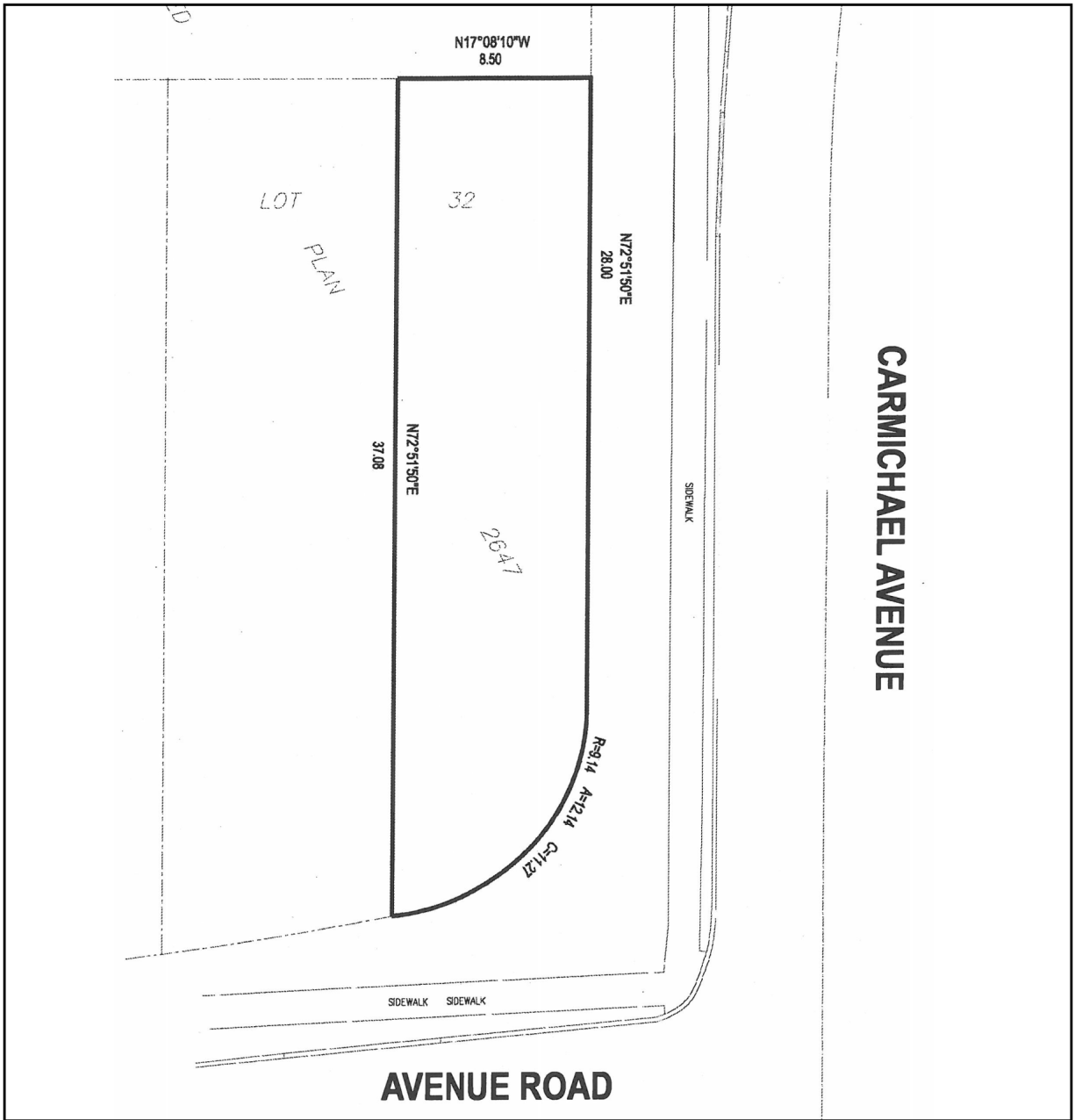
Prevailing By-laws and Prevailing Sections: (None apply)

Enacted and passed on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

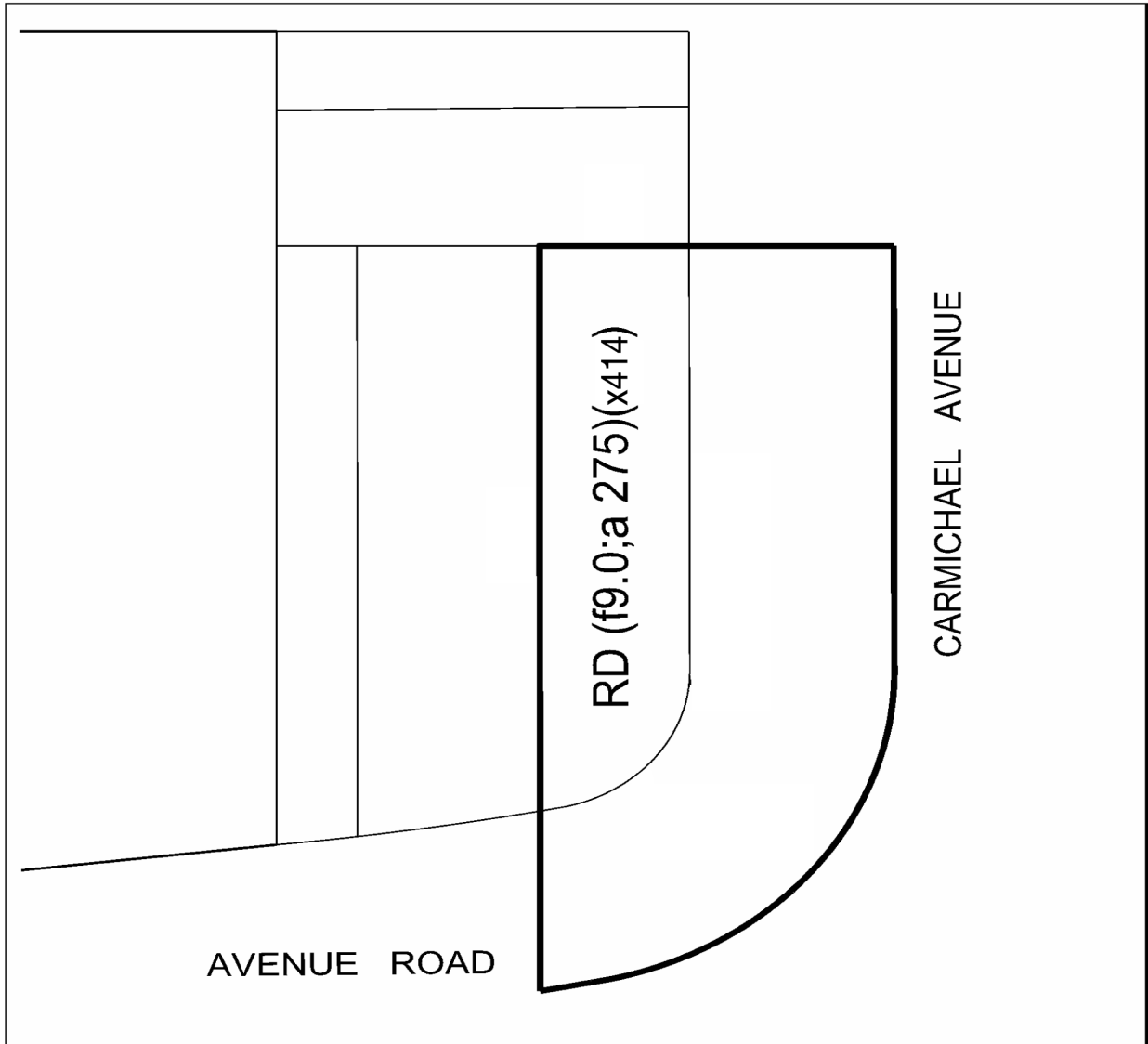


 **TORONTO**
Diagram 1

2100 Avenue Road

File # 15 267377 NNY 16 0Z


City of Toronto By-Law 569-2013
Not to Scale
09/16/2016



 **TORONTO**
Diagram 2

2100 Avenue Road

File # 15 267377 NNY 16 0Z



City of Toronto By-Law 569-2013
Not to Scale
09/15/2016