

2098 Avenue Road – Rezoning Application–Final Report

Date:	March 29, 2011
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	10 255407 NNY 16 OZ

SUMMARY

This application proposes to demolish the existing residential building and construct a new 2-storey business and professional office with 3 parking spaces located in the rear yard. The proposed building would have a height of 8.7 metres and a gross floor area of 215 m².

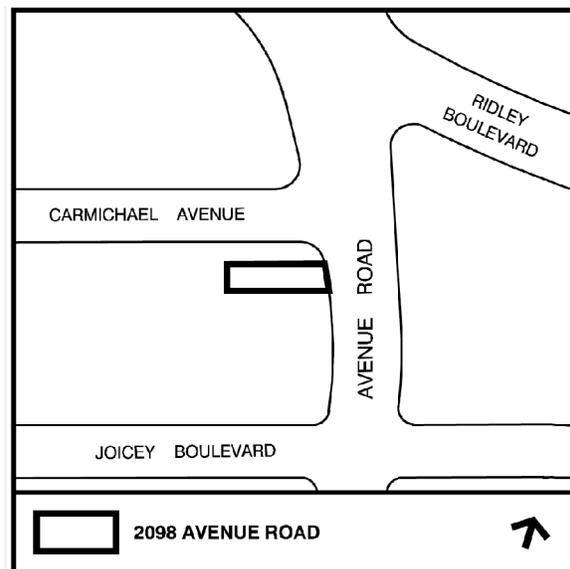
The proposed amendments to the Zoning By-law allows for the redevelopment of a property on a major street within a *Mixed-Use Areas* designation in the Official Plan to permit a business and professional office. The proposed office building is compatible with its context as it is limited in scale and size and sensitive to the surrounding residential dwellings.

This report reviews and recommends approval of the application to amend the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Zoning By-law 7625 for the former City of North York, for the lands at 2098 Avenue Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment



- Nos. 6.
2. City Council amend Zoning By-law 1156-2010 for the City of Toronto, for the lands at 2098 Avenue Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7.
 3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The applicant is proposing to demolish the existing 1-storey vacant residential building and construct a new 2-storey business and professional office. The original submission proposed a residential dwelling unit in the basement. The proposal was revised to eliminate the residential unit and the basement is now proposed to include storage space and washrooms. The new building would have a flat roof and a maximum building height of approximately 8.7 metres and a gross floor area of 215 m² (2,314 ft²) (Attachments 2A-B). Three parking spaces are proposed in the rear yard accessed from a driveway located adjacent to the north property line, consistent with the location of the existing driveway (Attachment 1).

For further project information please refer to the Application Data Sheet found as Attachment 5 to this report.

Site and Surrounding Area

The property is located one lot south of Carmichael Avenue fronting the west side of Avenue Road. The property has a lot area of 393 m² (4,230 ft²) and a lot frontage of 10.4 metres (34 feet). The 1-storey vacant residential dwelling on site is approximately 6 metres in height with a gross floor area of 119 m² (1,281ft²). The existing driveway and parking area is located adjacent to the north property line.

Land uses surrounding the subject site are as follows:

North: A one-storey residential building with a portion of the building used as an office abuts the site immediately to the north. This property is a corner property with parking for the office use located in the rear yard and accessed from Carmichael Avenue. A Committee of Adjustment decision in 1992 permitted approximately 51 m² of the dwelling to be used as an insurance and financial planning office.

South: There are 5 one-storey detached residential dwellings south of the site and north of Joicey Boulevard. There are a mix of retail and commercial uses on both sides of Avenue Road south of Joicey Boulevard.

East: Across Avenue Road to the east between Ridley Boulevard and Joicey Boulevard are a number of two-storey residential dwellings.

West: One and two storey residential dwellings exist to the west, while immediately abutting the rear yard of the subject site is the side yard of a two storey residential building.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The property is located within an "Avenues" area on Map 2 – Urban Structure and is designated as "Mixed Use Areas" on Map 17 – Land Use Plan (Attachment 3). *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria in *Mixed Use Areas* include: providing for new jobs and homes for Toronto's growing population on underutilized lands in the Avenues and other lands designated Mixed Use Areas; providing an attractive, comfortable and safe pedestrian environment; and providing good site access and circulation and an adequate supply of parking for residents and visitors.

The *Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents. Reurbanizing the Avenues will be achieved through the preparation of Avenue Studies for strategic mixed use segments of the corridors shown on Map 2 of the Official Plan. In December 2009, City Council adopted the final staff report for a City initiated 'Avenue' Study for Avenue Road from Lawrence Avenue to Wilson Avenue, which includes the subject site.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm

The Avenue Road Avenue Study is available on the City's website at:
www.toronto.ca/legdocs/mmis/2009/ny/bgrd/backgroundfile-24586.pdf

Zoning

On August 27, 2010, City Council enacted a new city-wide Zoning By-law for the City of Toronto. By-law 1156-2010 has been appealed in its entirety and is now before the Ontario Municipal Board. No hearing dates have been set. While the By-law is under appeal, the provisions of both the former zoning by-laws and the new zoning by-law are in effect for sites that are subject to By-law 1156-2010.

Under By-law 1156-2010, the subject site is zoned RD (f9.0; a275), which permits a dwelling unit only if it is located within a detached house (Attachment 4). Zoning By-law 7625 of the former City of North York also applies while the above-noted by-law is under appeal. In By-law 7625, the property is zoned R7(16), which permits one-family detached dwellings. Exception #16 was enacted as part of the above mentioned Avenue study which allows for home occupations.

Site Plan Control

An application for Site Plan Control Approval was submitted on October 12, 2010 and is being processed concurrently with the rezoning application.

Reasons for Application

An amendment to both Zoning By-laws is required to permit the proposed office land use, as well as to establish appropriate performance standards to regulate the development.

Community Consultation

A community consultation meeting was held on January 24, 2011. Seven members of the public attended along with the applicant and City Planning. The proposal was presented to the community by the applicant.

The following issues were raised at the community consultation meeting:

- Ensure that there is sufficient landscaping on site and that the entire property is not paved to accommodate vehicular parking;
- Impacts of vehicular fumes and headlight on adjacent residential property owners from rear yard parking area;
- Desire for privacy for surrounding property owners;
- Residents were divided over the modern design of the building. Some residents felt the building should have more of a traditional residential design while others felt the design was appropriate as presented;
- Concern that lighting is provided on a residential scale and not at a commercial scale with elevated pole mounted lighting that would negatively impact the surrounding neighbours; and

- Concern about potential commercial signage being located on the property and safety issues with respect to location of signage and the obstruction of views of vehicles leaving the site.

Additional issues raised from letters and e-mails received by Planning include: desire not to have this block of residential homes transformed into a busy commercial strip like that to the south on Avenue Road; and strong desire to ensure that there is not any front yard parking permitted in order to maintain landscaping in the front yard.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS and conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. The proposal is for a modest redevelopment of a site located on an Avenue, where reurbanization is anticipated and encouraged to create new housing and job opportunities, and the property is also within a Mixed-Use Areas designation, which permits consideration of offices uses.

Land Use

The proposed amendment allows for the appropriate redevelopment of a property on a major street within an *Avenue* and *Mixed-Use Areas* designation in the Official Plan to permit a business and professional office. The proposed office is limited in scale and size and is sensitive to its surrounding context. The office would be used as a land use planning and development office. The property immediately to the north at 2100 Avenue Road contains an existing insurance and financial planning office with an existing parking area located adjacent to the proposed parking area. The site would be developed with a new building that complies with many of the existing zoning standards including building coverage, front, rear and north sideyard setbacks. The proposed south sideyard setback would not comply with the by-law requirement, however it would be identical to that of the existing building on site. To ensure the development remains at the size and scale proposed, the draft Zoning By-law Amendments propose to continue with the residential zone categories and include exceptions to permit business and professional offices rather than rezone the site to commercial. The draft By-law Amendments also limit the gross floor area of the office use (Attachments 6 and 7).

The proposal is consistent with the City initiated 'Avenue' Study for Avenue Road from Lawrence Avenue to Wilson Avenue. The subject site and adjacent residential properties located between Carmichael Avenue and Joicey Boulevard were not rezoned as part of the Avenue Study and were to be reviewed for development on a site by site basis.

Parking and Access

The development requires a total of 3 parking spaces which would all be located within the rear yard. Front yard parking is not being proposed as part of this development and as part of the draft Zoning By-laws is being prohibited. The parking spaces would be accessed via a driveway along the north side of the building where the current driveway exists. Vehicles could enter the site and park, reverse out of their parking spots and exit the property in a forward motion without having to reverse out on to Avenue Road. The parking arrangements are similar in scale to the existing office use to the north which has parking for 3 vehicles accessed from Carmichael Avenue.

The nature of the proposed office use does not require a loading space or large service vehicles to access the site. There are 2 bicycle parking spaces proposed at grade at the front of the building entrance and the applicant has also advised that there will be room for 2 additional bicycle parking spaces in the basement storage area. Residential homes in this area typically have 2 vehicular parking spaces and the required 3 parking spaces for the office use, including the proposed prohibition of front yard parking, would maintain the existing residential character of this strip. Transportation Services staff has reviewed the proposal and are satisfied the parking area and access to the site is appropriate.

Landscaping and Privacy

The proposal incorporates a number of landscaping features and design elements that ensure a sufficient amount of on-site landscaping and privacy for neighbours. The driveway and rear yard parking area would not be paved with asphalt. These areas would be developed with permeable pavers that allow for water infiltration and storage. The rear yard parking area would include a landscaping buffer at the southwest corner of the site. As part of the site plan review, staff has requested that a tree be planted in this landscaping area in addition to the existing tree being preserved.

The existing fence along the north and south side yard property lines and the rear yard property line would be maintained and the hedge along the rear property line would also remain. Three large emerald cedars would be provided at the rear of the development within a 0.9 metre landscaping buffer, to screen the parking area from the property to the west. This detail has been included on the landscape plan submitted with the site plan application. The landscaping, fencing and location of the adjacent neighbour's garage at 2096 Avenue Road will serve to screen the rear yard parking area and minimize any impact on surrounding neighbours with respect to privacy. The applicant has confirmed that the rear yard parking area will not include any lighting. The only outdoor lighting to be provided would be pot lights on the under-side of the front and north side entrance canopies to light the areas below the canopies.

The front yard would include a walkway constructed with permeable pavers leading to the main entrance of the office. The front yard has a number of shrubs, grasses and plantings proposed along with space for 2 bicycle parking spaces and a bench. Existing hedges along the north and south property lines within the front yard of the development would be maintained along with the existing tree located within the front yard. The

applicant has identified a location for signage on private property within the front yard. The approval of signs is not done through the rezoning or site plan process. The applicant will have to apply to the Building Department Sign By-law Unit for review and approval of any signage. The proposed front yard landscaping area accounting for 71% of the front yard area is appropriate. The overall footprint of the building occupies 27% of the lot which is less than the maximum permitted within the by-law of 30%. Overall, the proposed landscaping is appropriate and provides for sufficient privacy for the neighbours.

Building Façade

The applicant's design is a modern building expression. The surrounding area includes a number of residential homes and a mix of commercial buildings and uses along Avenue Road south of Joicey Boulevard. Staff has reviewed the proposed elevation and are satisfied with the current contemporary design as being appropriate in terms of scale, materials, proportion and fit with the surrounding area.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The property which is the subject of this application is in an area with 0.43-0.79 hectares of parkland per 1,000 people. This is in the second lowest quintile of current provision of parkland. The site is in a parkland priority area, as per Alternative Parkland Dedication By-law 1420-2007.

The development of the 215m² building on a site that is less than 465m² (5,000ft²) is exempt from parkland dedication.

Should residential uses be developed, parkland dedication requirements will be applicable based on the gross floor area of the residential use. The parkland dedication will be satisfied by cash-in-lieu. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of building permit.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. The site specific zoning by-law will secure performance measures for the following Tier 1 development features: providing minimum number of parking spaces required and securing bicycle parking spaces at grade.

Other applicable TGS performance measures will be secured through the Site Plan Approval process, including: permeable pavers, cool roof, the shielding of exterior light fixtures and making the building bird friendly.

Site Plan

Staff are currently reviewing the site plan and finalizing some minor details that include: revising the landscape plan to include an additional large growing tree in the rear yard; a detail of the bicycle parking stands; revising the walkway material to the entrance so that it is visually distinct from the drive aisle; screening of rooftop mechanical equipment and revising or replacing the mirrored glass panels to ensure that they are bird friendly.

Development Charges

It is estimated that the development charges for this project will be \$11,500. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

John Andreevski, Senior Planner
Tel. No. 416-395-7097
Fax No. 416-395-7155
E-mail: jandree@toronto.ca

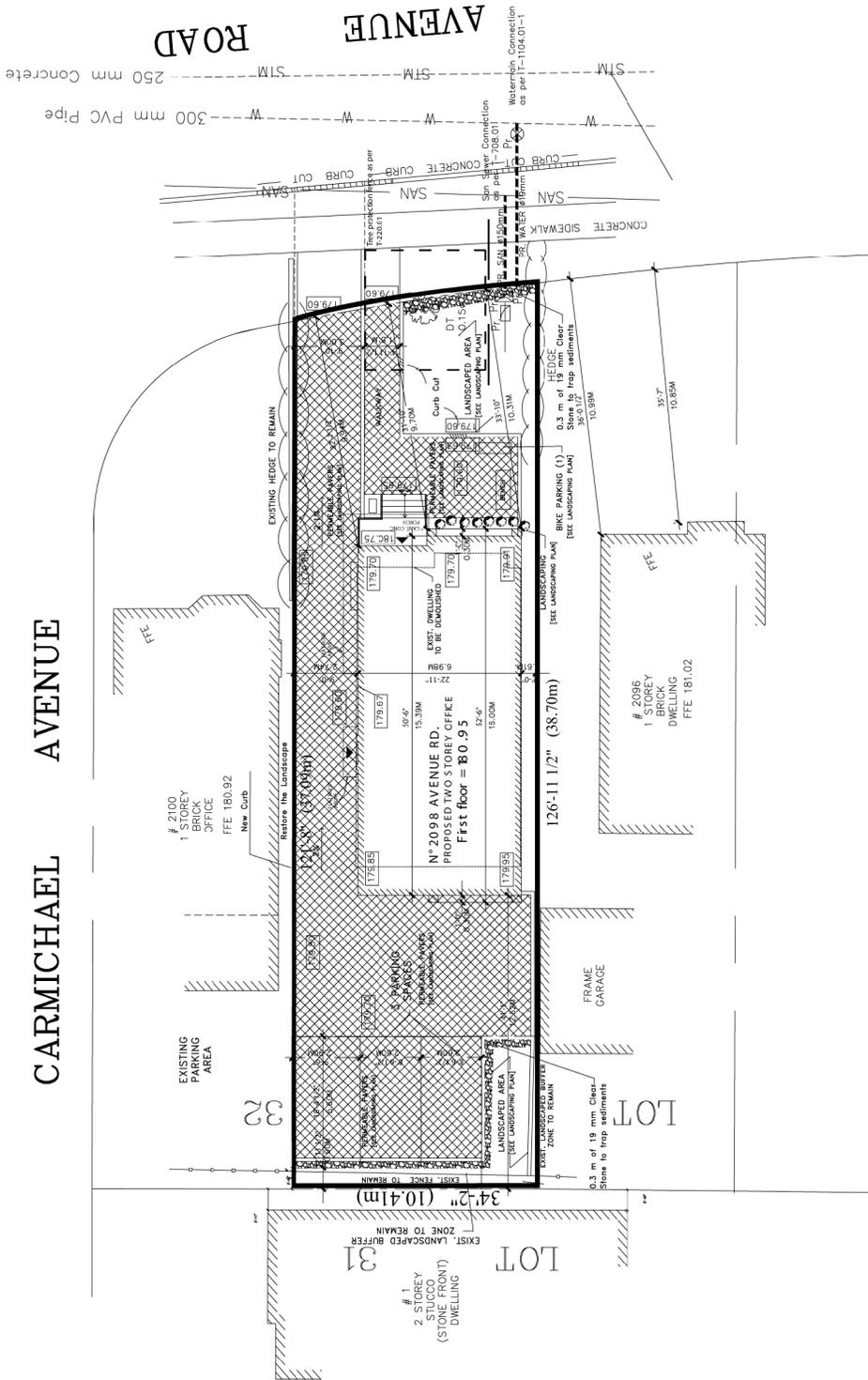
SIGNATURE

Allen Appleby, Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2A-B: Elevations
Attachment 3: Official Plan
Attachment 4: Zoning
Attachment 5: Application Data Sheet
Attachment 6: Draft Zoning By-law Amendment—former City of North York By-law 7625
Attachment 7: Draft Zoning By-law Amendment—City of Toronto By-law 1156-2010

Attachment 1: Site Plan



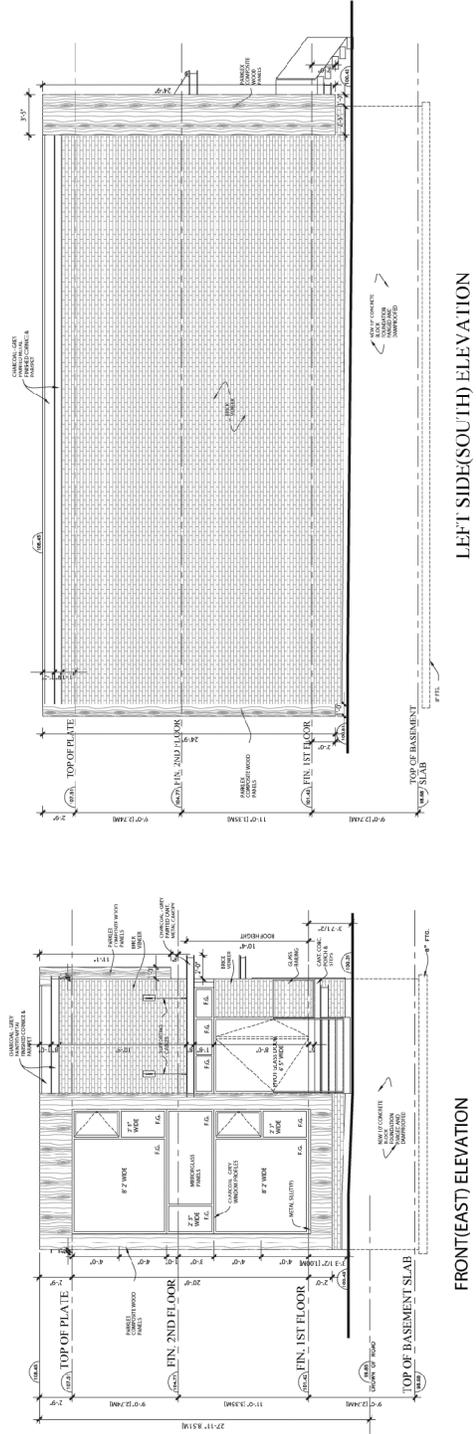
2098 Avenue Road

Site Plan
Applicant's Submitted Drawing

File # 10_255407

Not to Scale
03/15/2011

Attachment 2A: East & South Elevations



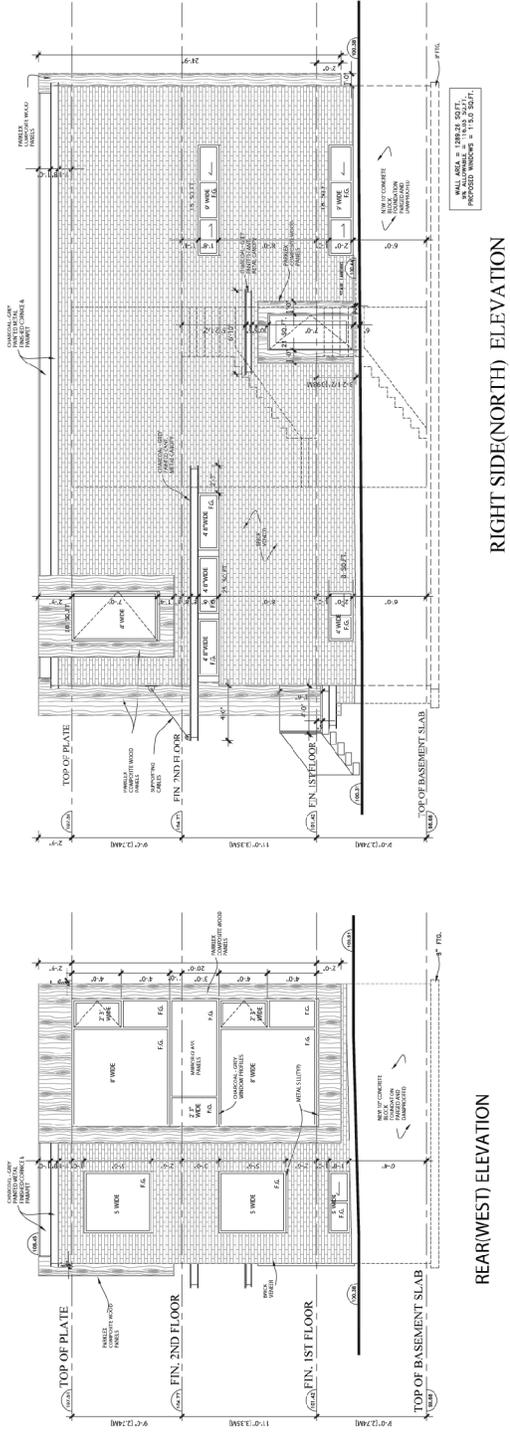
2098 Avenue Road

Elevations 1
 Applicant's Submitted Drawing

File # 10_255407

Not to Scale
 03/15/2011

Attachment 2B: West & North Elevations



2098 Avenue Road

Elevations 2
 Applicant's Submitted Drawing

File # 10_255407

Not to Scale
 03/15/2011

Attachment 3: Official Plan



TORONTO City Planning
Official Plan

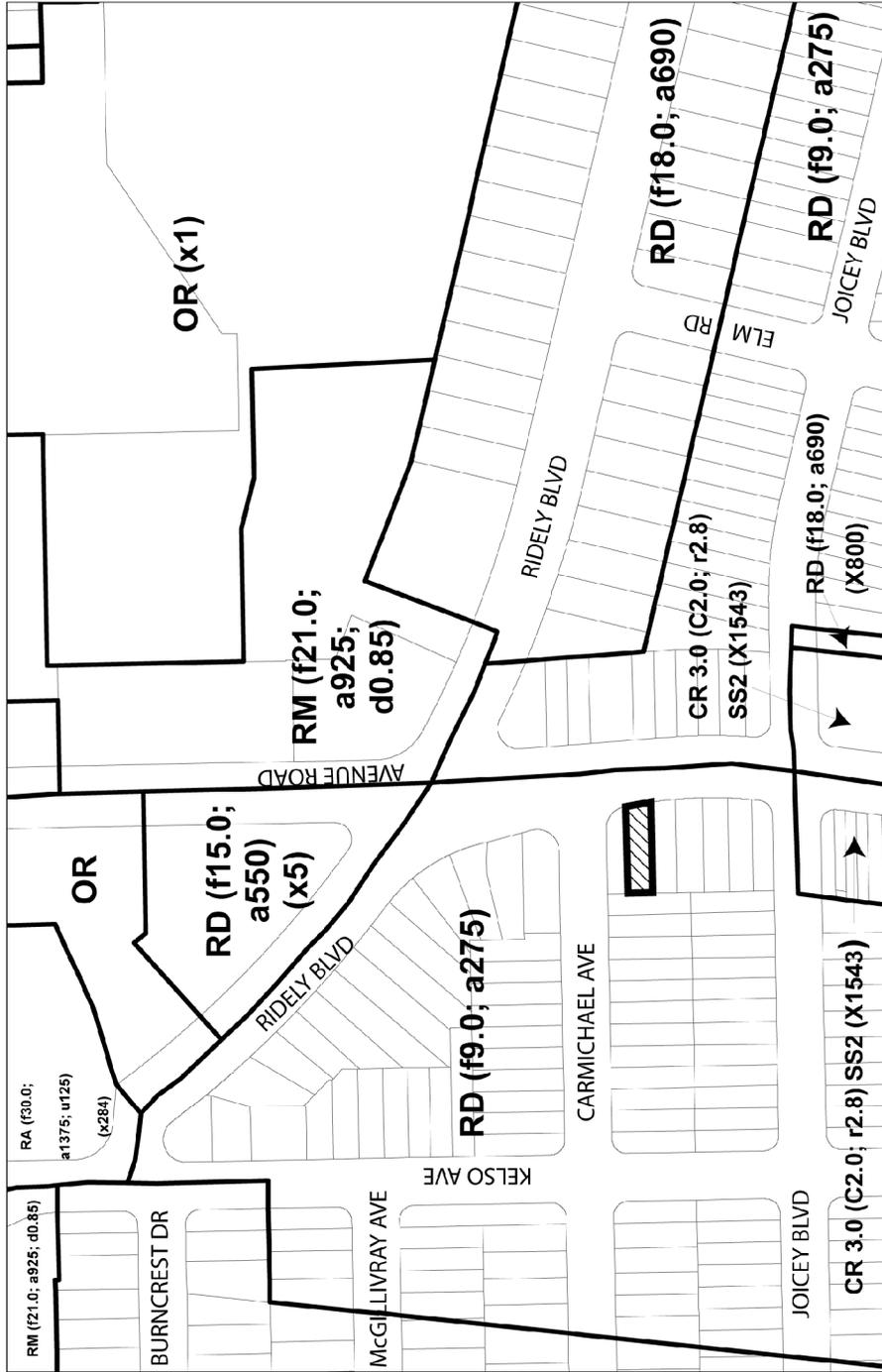
2098 Avenue Road

File # 10_255407

- | | |
|--|--|
|  Site Location | Parks & Open Space Areas |
|  Neighbourhoods |  Parks |
|  Apartment Neighbourhoods |  Other Open Space Areas |
|  Mixed Use Areas | |


 Not to Scale
 10/13/2010

Attachment 4: Zoning



2098 Avenue Road

File # 10 255407 NNY 16 0Z

Not to Scale
Zoning By-law 1156-2010
Extracted 10/12/2010

OR Open Space - Recreation Zone

Subject Site
Not part of this By-law refer Zoning By-law 7625

RM Residential Multiple Zone
RD Residential Detached Zone
CR Commercial Residential Zone

NOTE: Numbers in Brackets Denote Exceptions to the Zoning Category

Attachment 5: Application Data Sheet

Application Type Details	Rezoning Rezoning, Standard	Application Number: 10 255407 NNY 16 OZ Application Date: September 9, 2010
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Municipal Address: 2098 AVENUE RD

Location Description: PLAN 2647 N PT LOT 32 **GRID N1602

Project Description: The applicant proposes to demolish the existing building and construct a new 2-storey business and professional office. The proposed building would have a height of 8.7 metres and a gross floor area of 215 square metres. There would be 3 parking spaces located within the rear yard.

Applicant:	Agent:	Architect:	Owner:
GOTIGERS LIMITED c/o Michael Goldberg 2171 Avenue Road, s.301 Toronto, ON M5M 4B4		Rubinoff Design group 3201-A Yonge Street Toronto, ON M4N 2K9	GOTIGERS LIMITED c/o Michael Goldberg 2171 Avenue Road, s.301 Toronto, ON M5M 4B4

PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	RD (f9.0; a275)	Historical Status:
Height Limit (m):	10	Site Plan Control Area: N

PROJECT INFORMATION

Site Area (sq. m):	393	Height: Storeys: 2
Frontage (m):	10.4	Metres: 8.69
Depth (m):	38	
Total Ground Floor Area (sq. m):	106.1	Total
Total Residential GFA (sq. m):	0	Parking Spaces: 3
Total Non-Residential GFA (sq. m):	215	Loading Docks: 0
Total GFA (sq. m):	215	
Lot Coverage Ratio (%):	27	
Floor Space Index:	0.55	

DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	0

FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	0	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	215	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

CONTACT: **PLANNER NAME:** **John Andreevski, Senior Planner, jandree@toronto.ca**
TELEPHONE: **416-395-7097**

**Attachment 6: Draft Zoning By-law Amendment –
former City of North York Zoning By-law No.7625**

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of North York Zoning By-law No.7625,
with respect to the lands municipally known as
2098 Avenue Road**

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. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" attached to this By-law
2. Section 64.14–B EXCEPTIONS TO R7 ZONE (ONE-FAMILY DETACHED DWELLING SEVENTH DENSITY ZONE) of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.14–B (17) R7 (17)

DEFINITIONS

(a) For the purposes of this exception, the following definitions will apply:

- i. **"Landscaping"** means trees, plants, decorative stonework, retaining walls, walkways, or other landscape-architectural elements. Driveways and areas for loading, parking or storing vehicles are not Landscaping;
- ii. **"Soft Landscaping"** means landscaping, and excludes hard-surfaced areas such as decorative stonework, retaining walls, walkways, or other hard-surfaced landscape-architectural elements.

PERMITTED USES

(b) Notwithstanding the uses permitted within the R7 Zone, the following uses are permitted subject to the Exception Regulations below:

- i. **Business Office; and**
- ii. **Professional Office**

EXCEPTION REGULATIONS

(c) Gross Floor Area

The maximum **gross floor area** permitted shall not exceed 220 m², excluding below grade areas used for storage, washrooms and mechanical, electrical, utility or ventilation equipment.

(d) Building Height

- i. The building height shall not exceed a maximum height of 8.8 metres and 2 storeys for a flat roof building;
- ii. Rooftop mechanical, electrical, utility and ventilation equipment shall be setback so as not to project within a 45 degree angular plane measured from the top of each wall of the building to a maximum height of 1.5 metres; and
- iii. Decks, patios, terraces, balconies or outdoor amenity spaces shall not be permitted on the roof of the building.

(e) Yard Setbacks

- i. The minimum setbacks to the building and canopies shall be as shown on Schedule "2".

(f) Parking

- i. A minimum of 1.5 vehicle parking spaces per 100 m² of **gross floor area** shall be required. If the calculation of the number of required parking spaces results in a number containing a fraction, the number must be rounded down to the nearest whole number.
- ii. A total of 3 vehicle parking spaces may be located within the **rear yard**;
- iii. **Front yard** parking is prohibited;
- iv. A **driveway** providing access to the **rear yard parking area** shall be permitted having a minimum width of 2.7 metres and a two-way **parking aisle** located within the **rear yard** shall be permitted having a minimum width of 5.7 metres; and
- v. A minimum of 4 bicycle parking spaces shall be provided with a

minimum of 2 located outdoors at grade and a minimum of 2 located indoors below grade.

(g) Landscaping

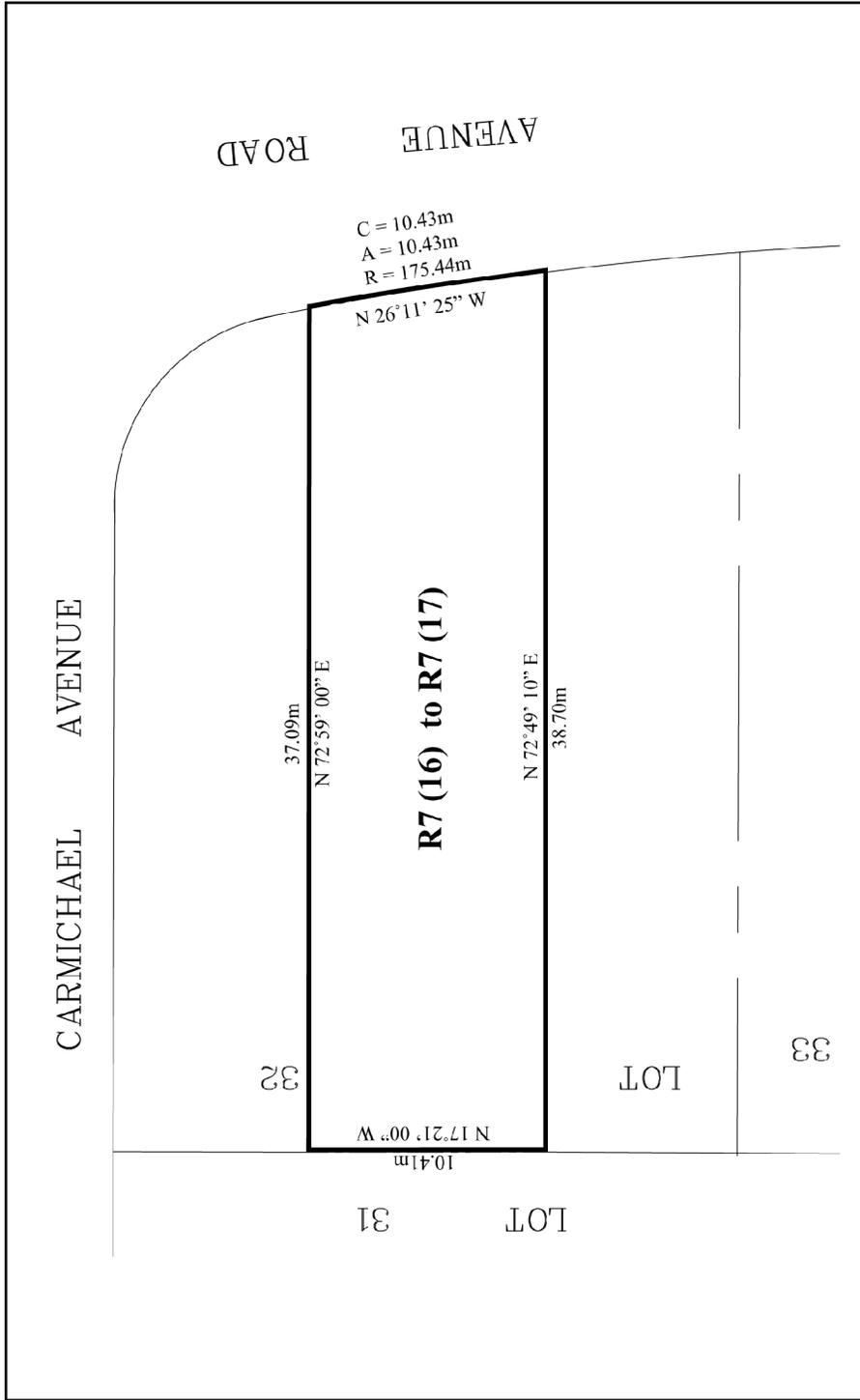
- i. A minimum of 71% of the **front yard** shall be maintained as **landscaping**;
 - ii. A minimum of 52% of the **front yard** shall be maintained as **soft landscaping**; and
 - iii. A minimum of 17% of the **rear yard** shall be maintained as **soft landscaping**.
- 4.** Within the lands shown on 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.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROBERT FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1



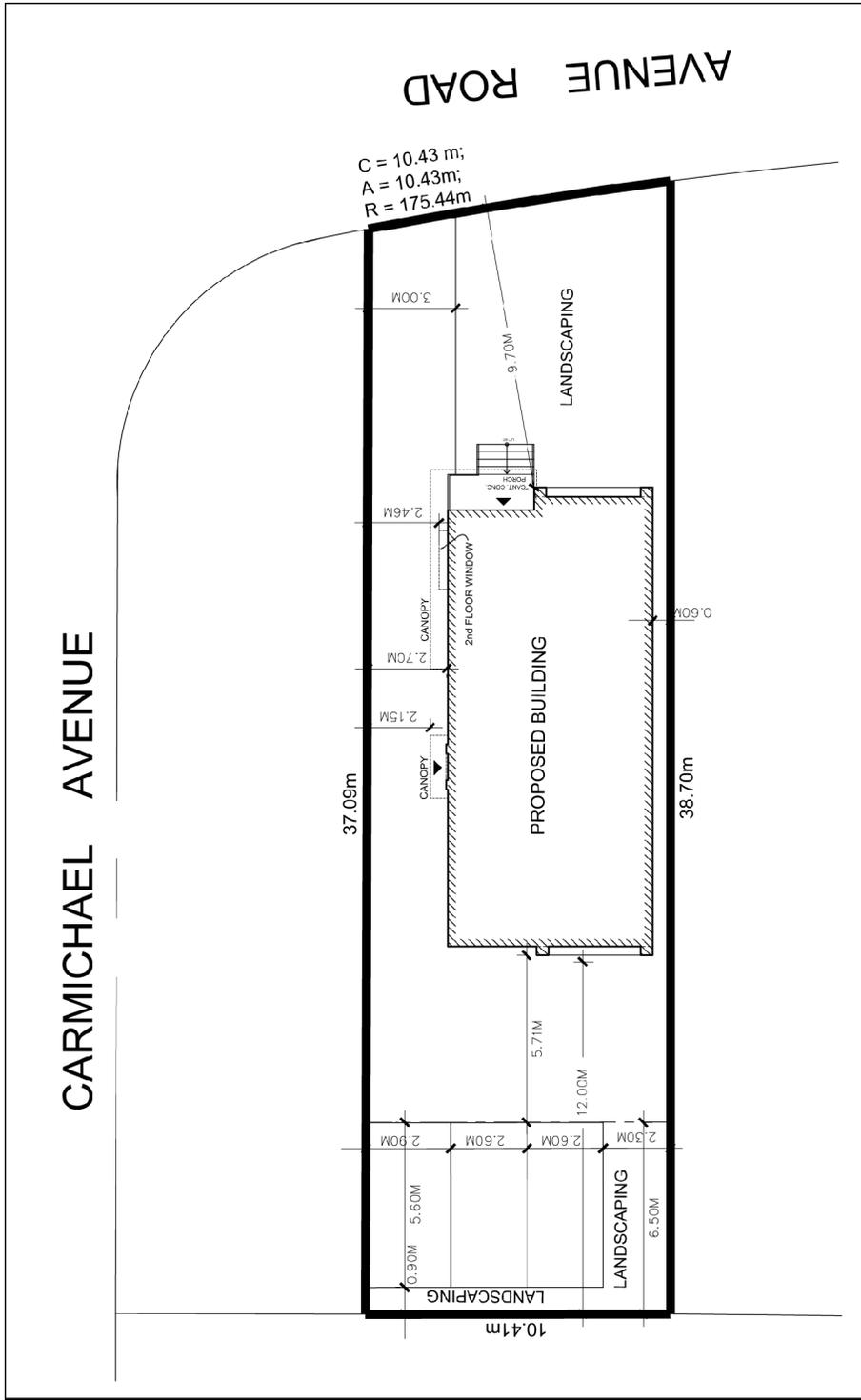
File # 10_255407 MNY 16 0Z

Part of Lot 32 R.P. 2647, City of Toronto.
Mitsche & Aziz Inc., Ontario Land Surveyors, 09/30/2010

Date: 03/23/2011
Approved by: J.A.



Not to Scale



Schedule 2



File # 10_255407 NNY 16 0Z

From Applicant's Drawing

↑
Not to Scale

Date: 03/23/2011
Approved by: J.A.

**Attachment 7: Draft Zoning By-law Amendment –
City of Toronto Zoning By-law No. 1156-2010**

Authority: North York Community Council Item ~ as adopted by City of Toronto
Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend City of Toronto Zoning By-law No. 1156-2010,
with respect to the lands municipally known as
2098 Avenue Road**

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. This By-law applies to the land delineated by a heavy line on Diagram 1 attached to and forming part of this By-law.
2. Except as otherwise provided herein, the regulations of Zoning By-law No. 1156-2010 continue to apply to the lands delineated by a heavy line on Diagram 1 attached to and forming part of this By-law.
3. The Zoning By-law Map of By-law No. 1156-2010 is amended by adding Exception (ex.#) to the lands delineated by heavy line on Diagram 1 attached to and forming part of this By-law, as follows:

(ex.#) Exception RD (ex.#)

4. Zoning By-law No. 1156-2010 is amended by adding to Chapter 900.3.10 Exception ex.#, so that it reads:

A **building** or **structure** may be erected on the area covered by this exception and used for the uses permitted if the whole of the premises covered by this exception collectively complies with the following:

(A) The following regulations do not apply 10.20.40.30 and 200.5.1.10 (2) (B).

(B) A business and professional office shall be permitted as a principle use in a

detached **building** or **structure**.

- (C) The maximum **gross floor area** permitted shall not exceed 220 m², excluding below grade areas used for storage, washrooms or mechanical, electrical, utility or ventilation equipment.
- (D) One **parking space** located adjacent to the north **lot line** may be located 0 metres from the north **lot line**.
- (E) A **driveway** providing access to **rear yard parking spaces** shall be permitted having a minimum width of 2.7 metres and a two-way **drive aisle** located within the **rear yard** shall be permitted having a minimum width of 5.7 metres.
- (F) A minimum of 1.5 vehicle **parking spaces** per 100 m² of **gross floor area** shall be required
- (G) A total of 3 vehicle **parking spaces** may be located within the **rear yard**.
- (H) Vehicle **front yard** parking is not permitted.
- (I) A minimum of 4 **bicycle parking spaces** shall be provided with a minimum of 2 located outdoors at grade which may not be weather protected and a minimum of 2 provided indoors below grade.
- (J) The minimum **front yard setback, side yard setback, rear yard setback** and setbacks to canopies shall be as shown on Diagram "2"
- (K) Rooftop mechanical, electrical, utility and ventilation equipment shall be setback so as not to project within a 45 degree angular plane measured from the top of each wall of the **building** to a maximum height of 1.5 metres.
- (L) Decks, patios, terraces and balconies or outdoor rooftop amenity areas are not permitted.
- (M) If a **building** or **structure** in an RD zone has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum height permitted is 8.2 metres and 2 storeys.
- (N) A minimum of 71% of the **front yard** shall be maintained as **landscaping** and a minimum of 52% of the **front yard** shall be maintained as **soft landscaping**.
- (O) A minimum of 17% of the **rear yard** shall be maintained as **soft**

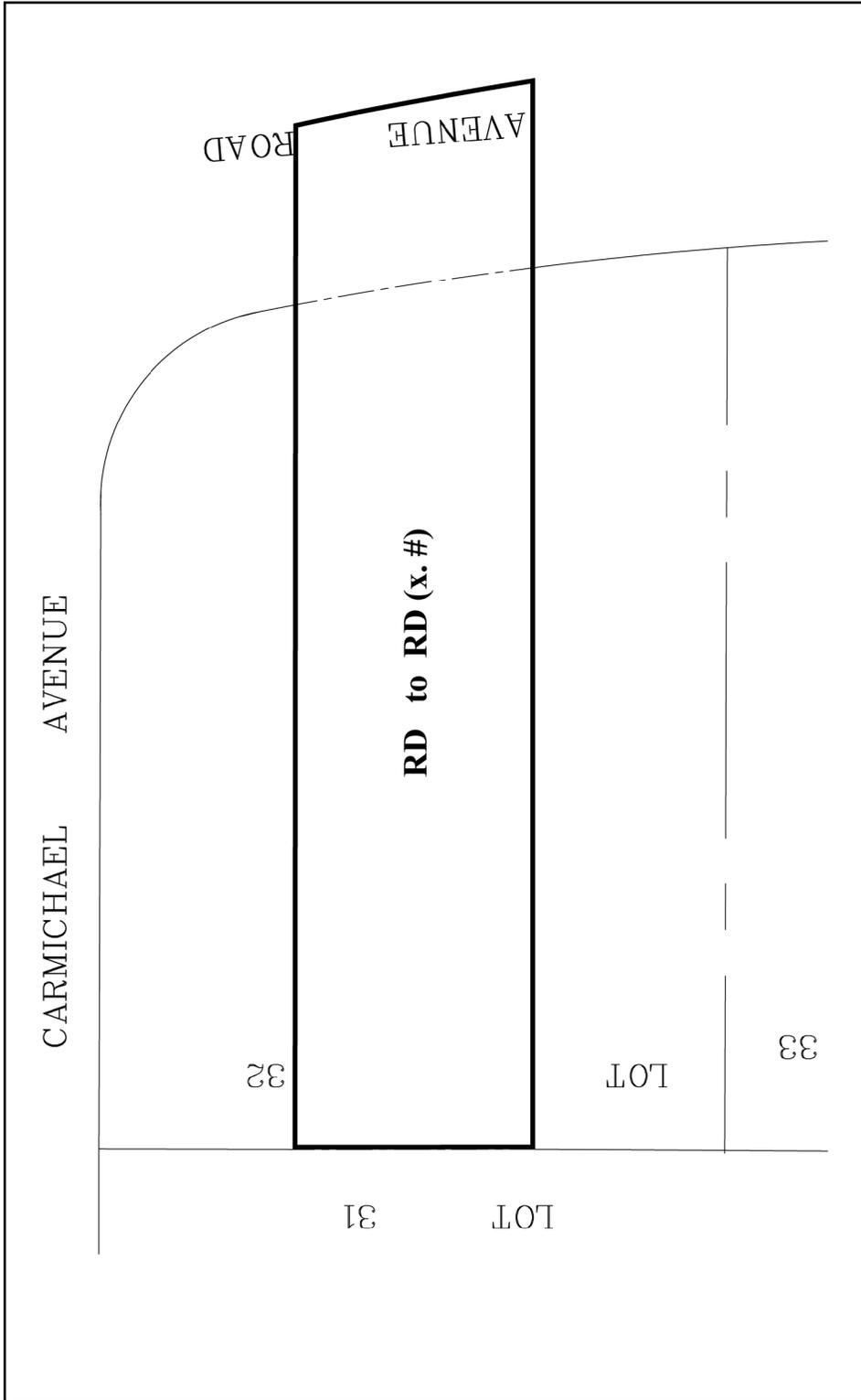
landscaping.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



TORONTO City Planning
Diagram 1

2098 Avenue Road

File # 10 255407 NMY 16 0Z



City of Toronto By-Law 1156-2010
 Not to Scale
 03/23/2011

Approved by: J.A.

