CITY OF TORONTO

BY-LAW No. 681-1999

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 760 Lawrence Avenue West.

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 are amended in accordance with Schedule “1” of this By-law.

2. Section 64.16 of By-law No. 7625 is amended by adding the following subsection:

“64.16(28) RM1(28)

PERMITTED USES

(a) The only permitted uses shall be multiple attached dwellings or live/work uses or both.

(b) For the purpose of this exception, a “live/work use” means a personal service shop, studio, custom workshop making articles or products to be sold at retail on the premises, business office or professional office that is located within a multiple attached dwelling unit.

USE QUALIFICATIONS

(c) A live/work use shall

(i) be located within a multiple attached dwelling unit that is located in the area marked “Building A” on Schedule “RM1 (28)”, and is in a unit that has a façade that fronts onto Lawrence Avenue West and that is directly accessible from the front exterior;

(ii) occupy not more than 50% of the total gross floor area of the multiple attached dwelling unit;
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(iv) be conducted only by a member or members of the household who reside in the multiple attached dwelling unit that is their principal residence.

(d) Where a live/work use is located on the storey lower than the first floor of a multiple attached dwelling unit, no more than 25% of the floor to ceiling height of that storey shall be below established grade.

(e) A multiple attached dwelling unit may have a bay, bow or other window that projects up to 0.67 metres into any minimum yard setback if the width of the bay, bow or other window does not exceed 2.8 metres.

EXCEPTIONS REGULATIONS

(f) The maximum number of dwelling units shall be 245.

(g) The maximum permitted gross floor area shall be 21,900 square metres for all uses.

(h) Building Height

(i) The maximum building height shall be 4 storeys and 12 metres.

(ii) The building height of any part of a building or structure including mechanical structures shall not exceed the horizontal distance between that part of the building and the rear property line.

(iii) Despite subclause (i) the maximum building height may be increased an additional 2.85 metres for stair enclosures to the roof top terraces only.

(i) The minimum yard setbacks shall be shown on Schedule “RM1 (28)”.

(j) Parking

(i) There shall be a minimum of 1.5 parking spaces provided for each dwelling unit, of which 0.25 spaces per dwelling unit shall be for the use of visitors.

(ii) There shall be no additional parking requirement for the live/work uses.

(k) The provisions of Subsections 15 and 16 relating to 15.8, 16.2.1, 16.2.2, 16.2.5 and 16.3.2 shall not apply.
(l) The provisions of this exception shall apply collectively to the lands zoned RM1(28) notwithstanding any future severance, partition or division for any purpose."

3. Section 64.16 of By-law No. 7625 is amended by adding Schedule "RM1 (28)" attached to this By-law.

ENACTED AND PASSED this 27th day of October, A.D. 1999.
SCHEDULE "RM1 (28)" TO BY-LAW No. 681-1999

Location: Part of Lot 6, Con. 2, W.Y.S.

Source: Zoning By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual re-built curb lines of streets.