

# CITY OF TORONTO

## BY-LAW No. 1206-2007(OMB)

**To amend former City of North York By-law No. 7625, as amended, in respect of the lands municipally known as 1465 Lawrence Avenue West and to repeal former City of North York By-law Nos. 19024 and 23035.**

WHEREAS the Ontario Municipal Board by way of Decision/Order No. 0073 issued on January 15, 2002, ordered the amendment of the General Zoning By-law of the former City of North York; and

WHEREAS the Official Plan of the former City of North York contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, R.S.O. c.P. 13, as amended, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond those otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS subsection 37(3) of the *Planning Act*, R.S.O. 1990, c.P. 13, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the applicant/owners of the lands hereinafter referred to have elected to provide the facilities, services and matters and hereinafter set forth; and

WHEREAS the increase in density and height of the development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto;

THEREFORE the Ontario Municipal Board orders as follows:

1. Schedules "B" and "C" of By-law No. 7625, as amended, are amended in accordance with Schedule "1" of this By-law.
2. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

### **64.20-A (98) RM6 (98)**

#### **PERMITTED USES**

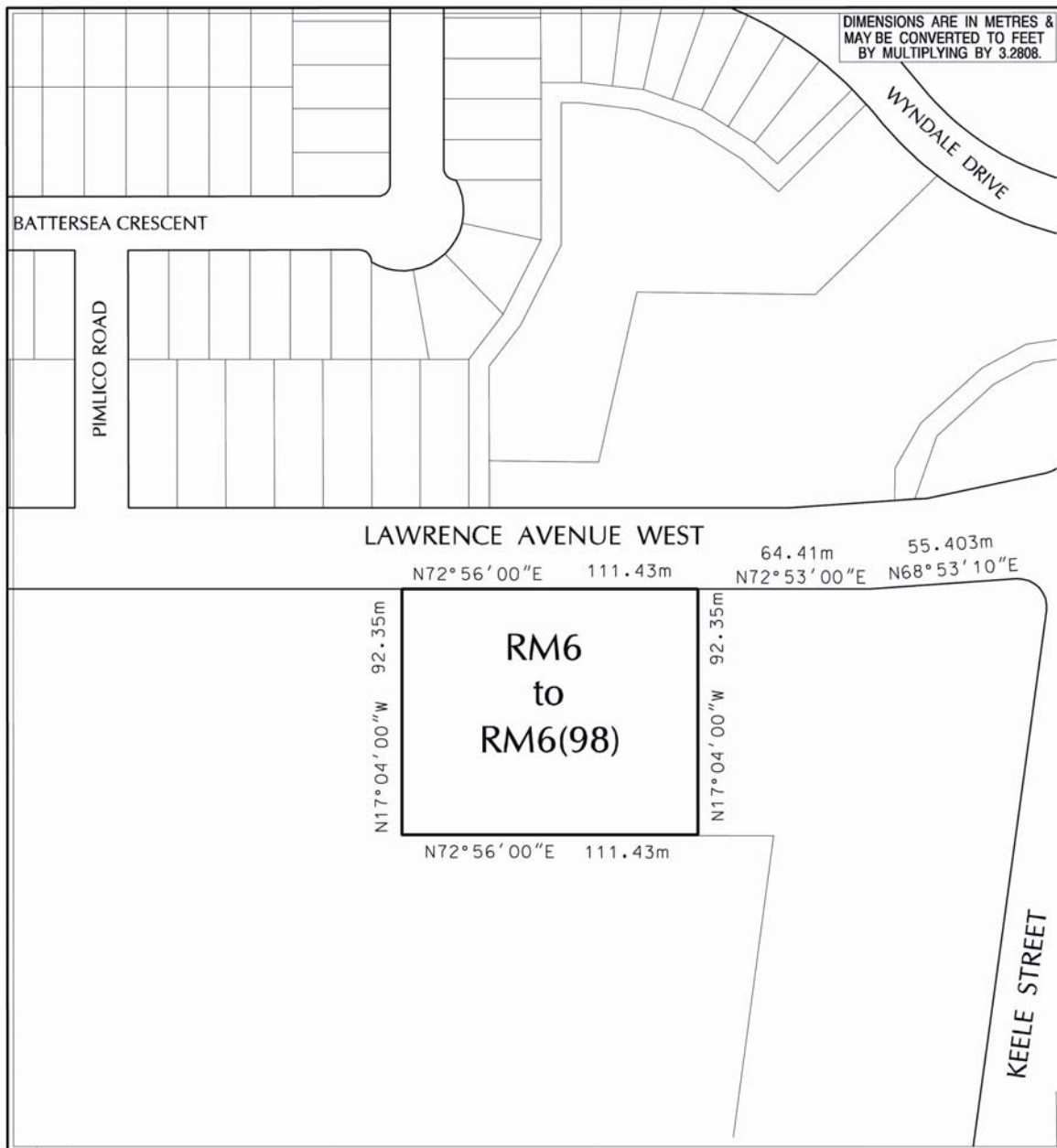
- (a) The only permitted use shall be two apartment house dwellings.

#### **EXCEPTION REGULATIONS**

- (b) The maximum number of dwelling units shall be 224.

- (c) The maximum building height shall be 20 storeys for the original building and 10 storeys for the new building.
  - (d) The maximum gross floor area shall be 23,777 m<sup>2</sup>.
  - (e) The minimum yard setbacks shall be set out on Schedule RM6 (98).
  - (f) Section 20 A.2.4.1 does not apply.
  - (g) The minimum landscaped open space shall be 5728 m<sup>2</sup>.
  - (h) A minimum of 278 parking spaces shall be provided for both the existing 20 storey apartment building and the new 10 storey apartment building with 41 of those 278 spaces being set aside for visitor parking spaces for the 20 storey apartment building shown on Schedule RM6 (98).
  - (i) The provisions of this exception shall apply collectively to the lands zoned RM6 (98) notwithstanding their future severance, petition or division for any purpose.
3. Section 64.20 A of By-law No. 7625, as amended, is amended by adding Schedule RM6 (98) attached to this by-law.
4. By-law Nos. 19024 and 23035 of the former City of North York are hereby repealed.
5. The facilities, services or matters which are to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, in order to permit the increased density and height set out under subsections (a) to (i) of this By-law are:
- (a) to construct, provide and maintain on the lands one additional rental apartment house dwelling on the site containing 63 units for a period of twenty (20) years commencing from the date of the Order of the Ontario Municipal Board bringing this By-law into full force and effect;
  - (b) to ensure that for the period of twenty (20) years, the existing rental apartment house dwelling on the site will be preserved and maintained as rental housing stock; and
  - (c) that even if an application for condominium conversion is submitted for tax purposes, the applicant shall maintain the units as rental in accordance with clause (b) above.

PURSUANT TO THE DECISIONS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 15, 2002, DECISION/ORDER NO. 0073 AND DECISION/ORDER NO. 0564 ISSUED MAY 14, 2002 IN BOARD FILE NO. PL001105



**PURSUANT TO ORDER NO. 0073 OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON January 15, 2002 as revised by ORDER NO. 0564 OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON MAY 14, 2002 UNDER BOARD CASE FILE NO. PL001105**



Location: Part of Lot 1, Registered Plan 804, City of Toronto

File: UD OZ99-27

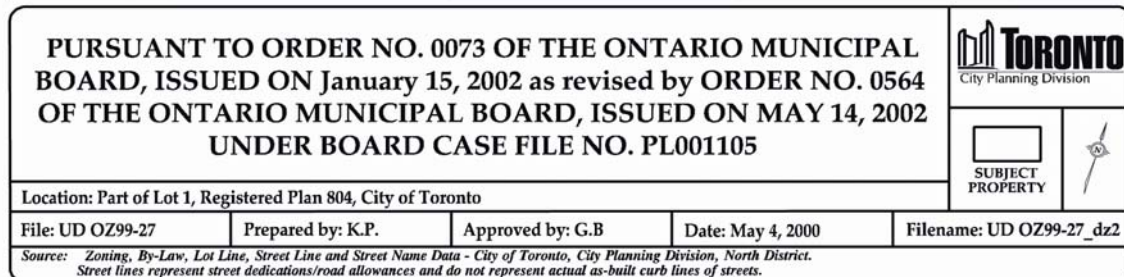
Prepared by: K.P.

Approved by: G.B.

Date: May 4, 2000

Filename: UD OZ99-27\_dz1

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.



**PURSUANT TO ORDER NO. 0073 OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON January 15, 2002 as revised by ORDER NO. 0564 OF THE ONTARIO MUNICIPAL BOARD, ISSUED ON MAY 14, 2002 UNDER BOARD CASE FILE NO. PL001105**



**SUBJECT  
PROPERTY**



**Location:** Part of Lot 1, Registered Plan 804, City of Toronto

File: UD OZ99-27

Prepared by: K.P.

Approved by: G.B

Date: May 4, 2000

Filename: UD OZ99-27\_dz2

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.