

Authority: North York Community Council Item 10.26,
as adopted by City of Toronto Council on November 19 and 20, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1241-2007

**To amend the former City of North York Zoning By-law No. 7625, as amended,
with respect to lands municipally known as 221, 223 and 225 Glen Park Avenue.**

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 hereby amended in accordance with Schedule “1” of this By-law.
2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.23(126) C1(126)

PERMITTED USES

- (a) Notwithstanding Section 23.1, the following uses are permitted:
 - (i) Dwelling Unit, Multiple Attached.
 - (ii) Dwellings in Commercial Buildings.
 - (iii) The following Commercial uses: Automatic laundry shops, banks, billiard parlours, business and professional offices, clubs, commercial recreation, commercial schools, custom workshops making articles or products to be sold at retail on the premises, dry-cleaning and laundry collecting establishment, fitness centres, industrial sales and service, information processing, outdoor café, personal service shop; professional medical offices; research; retail store; service shop; studios; synthetic dry-cleaning establishments; and take-out restaurants.
 - (iv) Commercial uses are only permitted on the ground and basement floor of Building B as shown on Schedule “C1(126)”.
 - (v) Live/Work Unit.

USE QUALIFICATIONS

- (b) For the purposes of this exception “Live/Work Unit” is defined as artist studio, business or professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store or service shop located within a dwelling unit that:
 - (i) does not occupy more than 50% of the total gross floor area of the dwelling unit;
 - (ii) is conducted by a member or members of the household who reside in the dwelling unit; and
 - (iii) the dwelling unit is the principal residence of the business operator.
- (c) Live/Work Units are only permitted on the ground and basement floor of Building B as shown on Schedule “C1(126)”.

EXCEPTION REGULATIONS

Area Requirements

- (d) Section 23.2.4.1 shall not apply.

Lot Coverage

- (e) The maximum permitted lot coverage is 51%.

Yard Setbacks

- (f) The minimum yard setbacks shall be as shown on Schedule “C1(126)”.

Gross Floor Area

- (g) The maximum Gross Floor Areas shall be:
 - (i) 1293 square metres for Building A, as shown on Schedule “C1(126)”.
 - (ii) 772 square metres for Building B, as shown on Schedule “C1(126)”.

Building Height

- (h) The maximum building heights shall be:
 - (i) 12.45 metres above Established Grade for Building A, as shown on Schedule “C1(126)”.

- (ii) 12.1 metres above Established Grade for Building B, as shown on Schedule “C1(126)”.

- (i) Section 23.2.4.3 shall not apply.

Dwelling Units

- (j) The maximum number of dwelling units shall be 10.
- (k) The maximum number of Live/Work Units shall be 3.

Landscaping

- (l) A minimum of 313 m² of landscaping shall be provided on the site.

Permitted Projections

- (m) A projection up to 1.8 metres into the front yard setback for Building A, as shown on Schedule “C1(126)” is permitted for porches and stairs. On ground structures are landscaping.

Balconies

- (n) All balconies shall be provided as shown on Schedule “C1(126)”.

Parking

- (o) A minimum of 15 parking spaces shall be provided as follows and as shown on Schedule “C1(126)”:
 - (i) One parking space for each dwelling unit in a commercial building;
 - (ii) One parking space for each multiple attached dwelling unit;
 - (iii) One parking space for each retail or live/work unit; and
 - (iv) Two visitor spaces.
- (p) Notwithstanding Section 6A(3)(a), the seven integral garage parking spaces for Building A, as shown on Schedule “C1(126)” shall have a minimum width of 3.05 m and length of 5.7 m.

- (q) Notwithstanding Section 6A(3)(a), the minimum dimensions of the other parking spaces on the site, accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance to the parking space, shall be:

- length 5.6 metres
- height 2.0 metres
- width 2.6 metres

except that the minimum required width of a parking space shall be increased by 0.3 metres for each side of the parking space which is obstructed in accordance with subsection (r) below.

- (r) For the purposes of this by-law, the side of a parking space is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:

- (i) within 0.3 metres of the side of the parking space, measured at right angles, and
- (ii) more than 1.0 metres from the front or rear of the parking space.

Future land division

- (s) Notwithstanding any future severance or division of the lands shown on Schedule “C1(126)”, the regulations of this exception shall continue to apply to the whole of the lands as shown on Schedule “C1(126)” as if no severance or division had occurred.

Servicing

- (t) Within the lands shown on Schedule “C1(126)” 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:
- (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

3. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding Schedule “C1(126)” attached to this By-law.

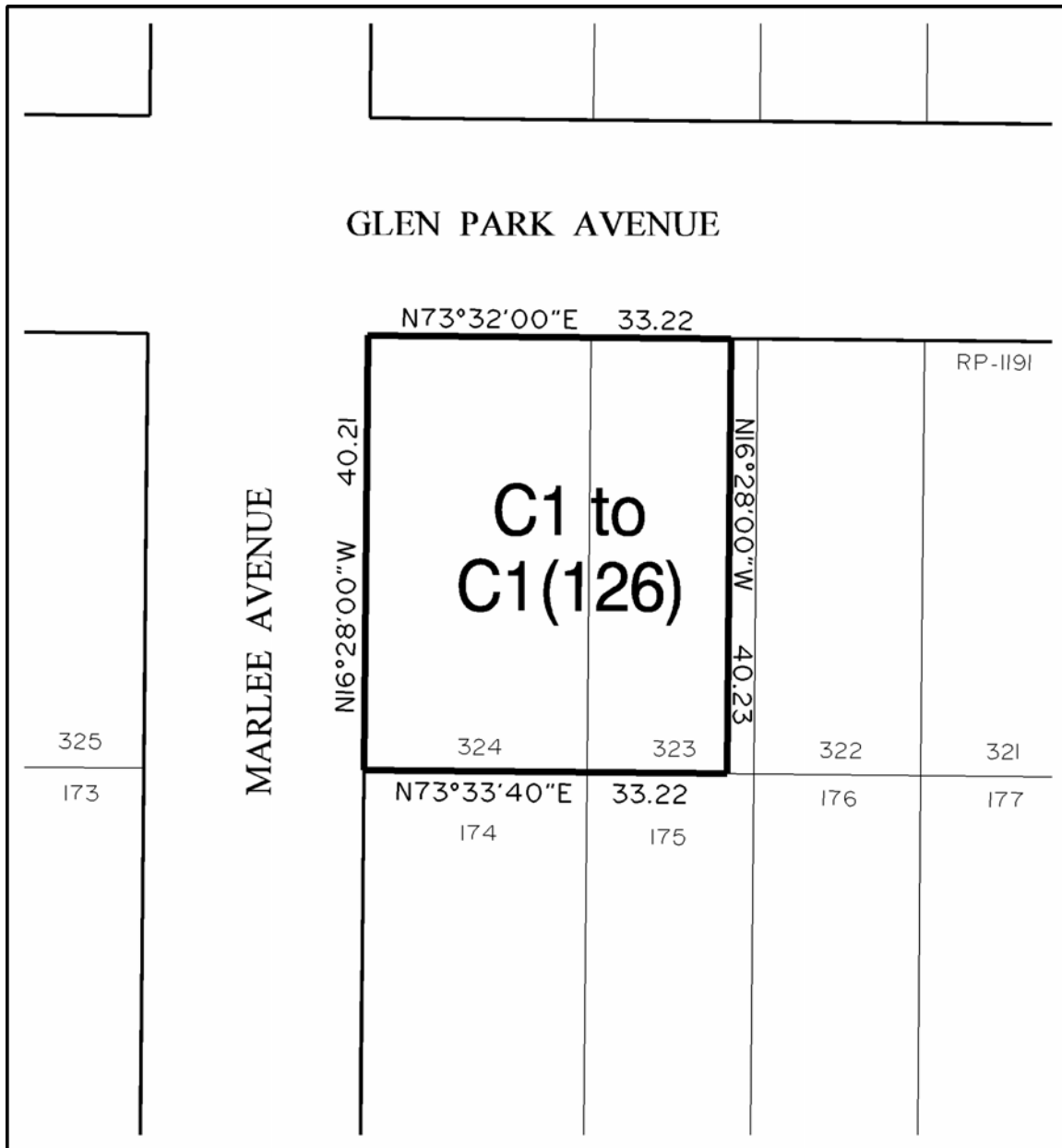
4. Notwithstanding any defined terms to the extent modified by this By-law and the provisions noted herein, all other provisions and defined terms of the former City of North York By-law No. 7625, as amended, continue to apply.

ENACTED AND PASSED this 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

SCHEDULE "C1(126)"