

Authority: North York Community Council Item 6.36, adopted as amended,
by City of Toronto Council on May 17, 18 and 19, 2011
Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 685-2011

To amend former City of North York Zoning By-law No.7625, as amended, 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

(a) 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.

(b) 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.

(c) Yard Setbacks

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

(d) 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.

(e) **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**.

3. 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:

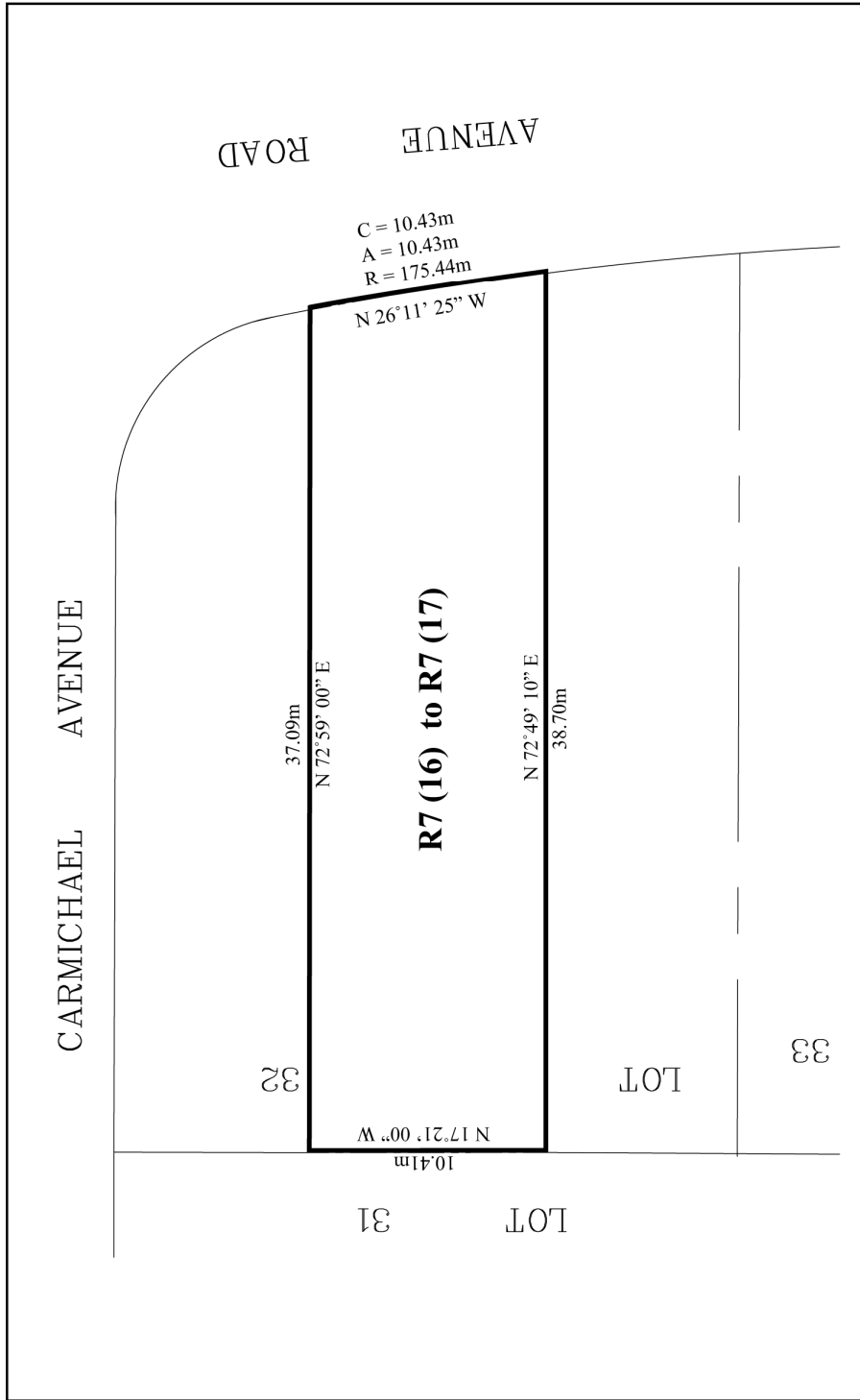
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,
 Speaker

ULLI S. WATKISS,
 City Clerk

(Corporate Seal)



Schedule 1

Part of Lot 32 R.P. 2647, City of Toronto.

Mitsche & Aziz Inc., Ontario Land Surveyors, 09/30/2010

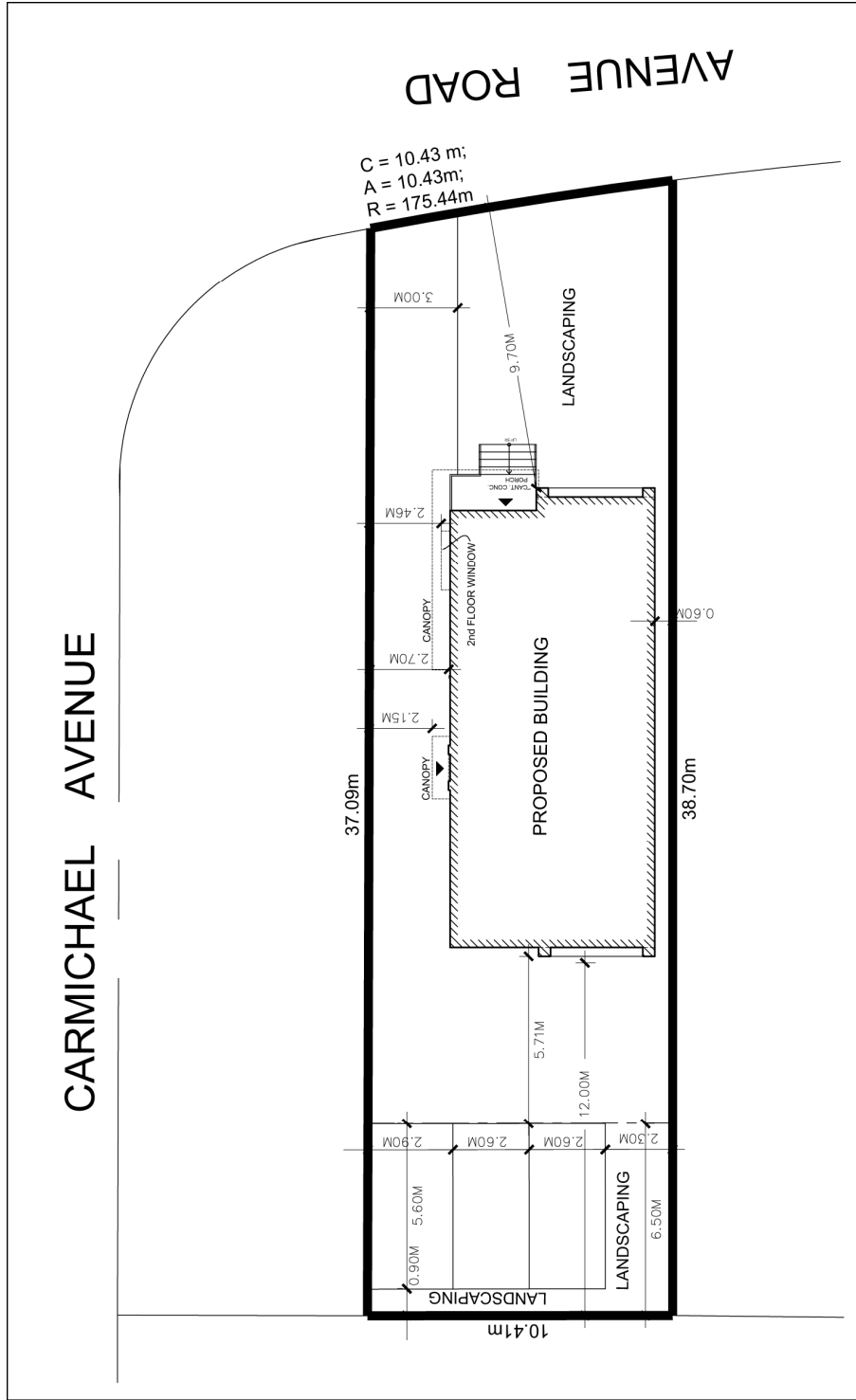
Date: 03/23/2011

Approved by: J.A.

File # 10_255407 NNY 16 0Z



Not to Scale



Schedule 2

File # 10_255407 NNY 16 0Z



Not to Scale


Toronto City Planning

From Applicant's Drawing

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