

Authority: North York Community Council Item NY17.24, as adopted by City of Toronto Council on November 8 and 9, 2016

CITY OF TORONTO

BY-LAW No. 1103-2016

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 2100 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 enacts:

1. Schedules "B" and "C" of By-law 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 7625 of the former City of North York is amended by adding the following subsection:

64.14-B(20) R7(20)

DEFINITIONS

PERMITTED USES

- a) In addition to the uses permitted within R7 and R7(16) Zones, the following uses are permitted subject to the Exception Regulations below:
 - (i) Business Office;
 - (ii) Professional Office; and
 - (iii) Dwelling Unit.

EXCEPTION REGULATIONS

LOT FRONTAGE

- b) The minimum lot frontage shall be 8.5 metres.

LOT COVERAGE

- c) The maximum lot coverage shall be 36 percent.

GROSS FLOOR AREA

- d) The maximum permitted commercial gross floor area shall be 375 metres.

RESIDENTIAL UNITS

- e) A maximum of one (1) dwelling unit.

BUILDING HEIGHT

- f) The building height shall not exceed a maximum of 11.2 metres and 3 storeys.
- g) The finished first floor shall be 1.7 metres.

BUILDING LENGTH

- h) The maximum building length shall be 19.1 metres.

YARD SETBACKS

- i) The minimum front yard setback shall be 8.1 metres.
- j) The minimum rear yard setback shall be 8.5 metres,
- k) The minimum south side yard setback shall be 0.5 metres;
- l) The minimum north side yard setback shall be 0.7 metres.

PARKING

- m) The minimum number of parking spaces on the lot shall be provided at a ratio of:
- (i) 1 space per dwelling unit; and
 - (ii) 1.5 spaces per 100 square metres of office space.

ACCESS TO PARKING SPACES

- n) A driveway which is not located in the front yard shall have a maximum width of 11.3 metres.

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- o) The front porch may encroach into the required front yard setback 3.4 metres.
- p) The front porch may encroach in the required side yard setback 0.7 metres.
- q) The side canopy may encroach into the required side yard setback 0.8 metres.
- r) The uncovered wheelchair ramp may be 0 metres from the side lot line.

BALCONY AREA

- s) The rear balcony shall have a maximum area of 12.5 square metres.

FRONT YARD SOFT LANDSCAPING

- t) A minimum of 61 percent of the front yard shall be maintained as soft landscaping.

OTHER REGULATIONS

- u) The provisions of Section 6(24)(c), 6A(2), 6A(6), 6A(7)(a)(vi) of By-law 7625 shall not apply.

DIVISION OF LANDS

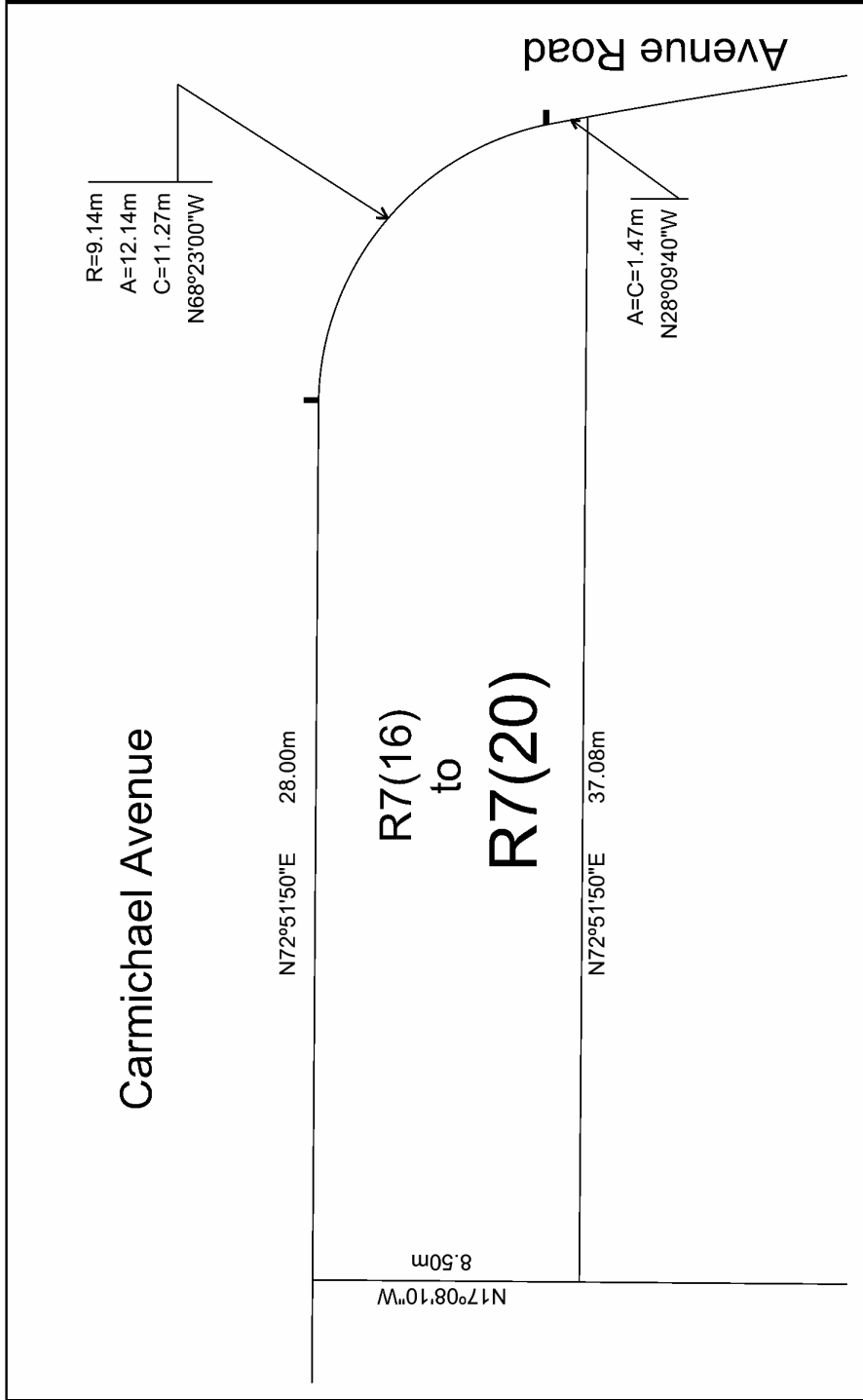
- v) Notwithstanding any future severance, partition or division of the lands shown on Schedule 1, the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
- 3.** Within the lands shown on Schedule 1 attached to this By-law, no person shall 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 on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

Part of Lot 32 Registered Plan 2647 City of Toronto (Formerly in the City of North York)

Avanti Surveying Inc.

Date: 09/15/2016

Approved by: S.O.

File # 15 267377 NNY 16 0Z



Not to Scale