

## CITY OF TORONTO

### BY-LAW 61-2021(LPAT)

**To amend the former City of North York Zoning By-law 7625, as amended, and to partially repeal By-law 1186-2010(OMB) with respect to the lands municipally known as 102-134 Hucknall Road.**

Whereas authority is given to the Local Planning Appeal Tribunal by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

Therefore By-law 7625, the former City of North York Zoning By-law, as amended is further amended as follows:

1. By-law 1186-2010(OMB) is amended by repealing its authority with respect to the lands known as Block 8 Plan of 66M-2493, as identified on Schedule 1 of this By-law.
2. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedules 1 and 2 attached to this By-law.
3. Section 64.24 of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.24 (17) C2 (17)**

#### **DEFINITIONS**

- (a) For the purpose of this exception the following definitions will apply:

ESTABLISHED GRADE shall mean an elevation of 179.05 metres Canadian Geodetic Datum.

LANDS shall mean the **area** identified within the heavy black lines on Schedule 1 of this By-law, known as Block 8 of Plan 66M-2493.

BUILDING HEIGHT **shall** mean the vertical distance between the established grade and the highest point of the roof surface.

STOREY shall be as **defined** in By-law 7625 except that it shall not include any mechanical penthouse level of a building and it shall not include an elevator over- run and it shall not include a staircase which has the primary purpose of rooftop access.

**PERMITTED USES**

- (b) The following uses shall be permitted:

Accessory use but shall not include pinball or electrical video games;  
Apartment house dwelling subject to Section 26(2)(a)(i);  
Art Gallery;  
Artist Studio;  
Business Office;  
Clinic;  
Club;  
Commercial Gallery;  
Commercial Recreation;  
Commercial School;  
Community Centre;  
Custom Workshop;  
Day Nursery;  
Dry Cleaning and Laundry Collecting Establishment;  
Financial Institution;  
Fitness Centre;  
Grocery;  
Home Occupation;  
Laundry;  
Museum;  
Outdoor Cafe in conjunction with a Restaurant or Take-out Restaurant on the same lot, subject to the provisions of Subsection 6(22);  
Personal Service Shop;  
Pharmacy;  
Private-Home Day Care;  
Professional Office;  
Restaurant;  
Retail Store;  
Service Shop;  
Take-out Restaurant;  
Temporary Sales Office; and  
Veterinary Clinic.

**USE QUALIFICATIONS**

- (c) A Restaurant or Take-Out Restaurant shall not have a drive-through facility.

**EXCEPTION REGULATIONS****YARD SETBACKS**

- (d) The minimum yard setbacks for buildings and structures above Established Grade shall be as shown on Schedules 2 and 3.

- (e) Notwithstanding Section 6(9) of By-law 7625, porches and decks, either excavated or unexcavated, canopies and balconies shall be permitted to project into the minimum yard setbacks up to 2.1 metres.

### **BUILDING HEIGHTS**

- (f) The maximum height in storeys and metres of any portion of a building or structure shall not exceed the number of storeys and metres shown for the portion of the building on Schedule 2. A penthouse, tower, cupola, steeple or other roof structure which is used only as an ornament upon or to house the mechanical equipment of the building, including an elevator machine room and stair shafts, may exceed this maximum height by a maximum of 5.0 metres.

### **LOT COVERAGE**

- (g) The provisions in Subsection 24.2.1 shall not apply to the lands.
- (h) The maximum lot coverage of all buildings including parking structures on the lands is 55 percent.

### **GROSS FLOOR AREA**

- (i) The maximum gross floor area permitted on the lands shall not exceed 4,225 square metres, of which:
- i. a maximum 1,025 square metres will be for non-residential uses, as permitted by section 3(b) of this by-law; and
  - ii. a maximum of 3,200 square metres will be for residential uses.

### **NUMBER OF RESIDENTIAL UNITS**

- (j) A maximum of 42 dwelling units are permitted on the lands.

### **SIZE OF RESIDENTIAL UNITS**

- (k) A minimum of 11 of the dwelling units must contain 2 bedrooms or more.

### **PARKING LOADING REQUIREMENTS**

- (l) Notwithstanding subsection 6A(2), parking for residential uses on the lands shall be provided in accordance with the following:
- i. A minimum of 0.9 parking spaces per one-bedroom dwelling unit;

- ii. A minimum of 1.0 parking spaces per two-bedroom dwelling unit; and
  - iii. A minimum of 0.2 parking spaces per dwelling units for the use of visitors.
- (m) Notwithstanding Subsection 6A(2), parking for non-residential uses on the lands shall be provided in accordance with the following:
- i. A minimum of 1 parking space per 60 square metres of commercial/retail gross floor area; and
  - ii. All required non-residential parking spaces for the C2(17) zone shall be provided in the C2(17) zone.
- (n) Notwithstanding Subsection 6A(16), one Type G loading space shall be required.
- (o) A minimum of 50 bicycle parking spaces shall be provided on the lands, of which a minimum of 8 spaces shall be for visitors.
- (p) For the purpose of this by-law, bicycle parking spaces may be provided in underground lockers on the P1 level.

#### **RESIDENTIAL AMENITY SPACE**

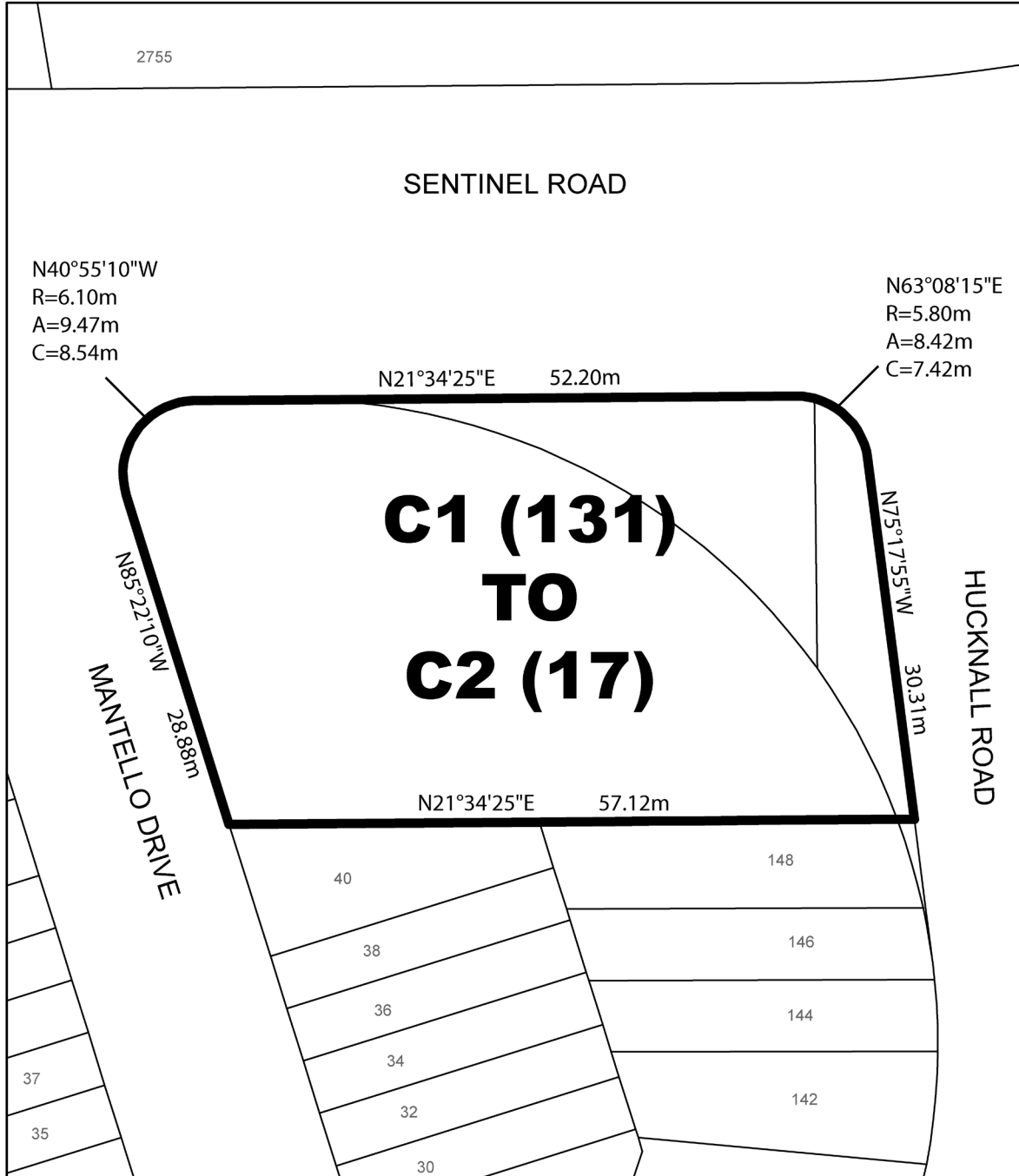
- (q) Indoor amenity spaces shall be provided at a minimum rate of 0.75 square metres per dwelling unit.
- (r) Outdoor amenity spaces shall be provided at a minimum rate of 2.14 square metres per dwelling unit.

#### **LAND DIVISION**

- (s) Notwithstanding any severance, partition or division of the lands, the regulations of this exception shall continue to apply to the whole of said lands as if no severance, partition or division has occurred.
4. 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.

5. Section 64.24 of By-law 7625 of the former City of North York is amended by adding Schedule 1 and Schedule C2(17) attached to this By-law.

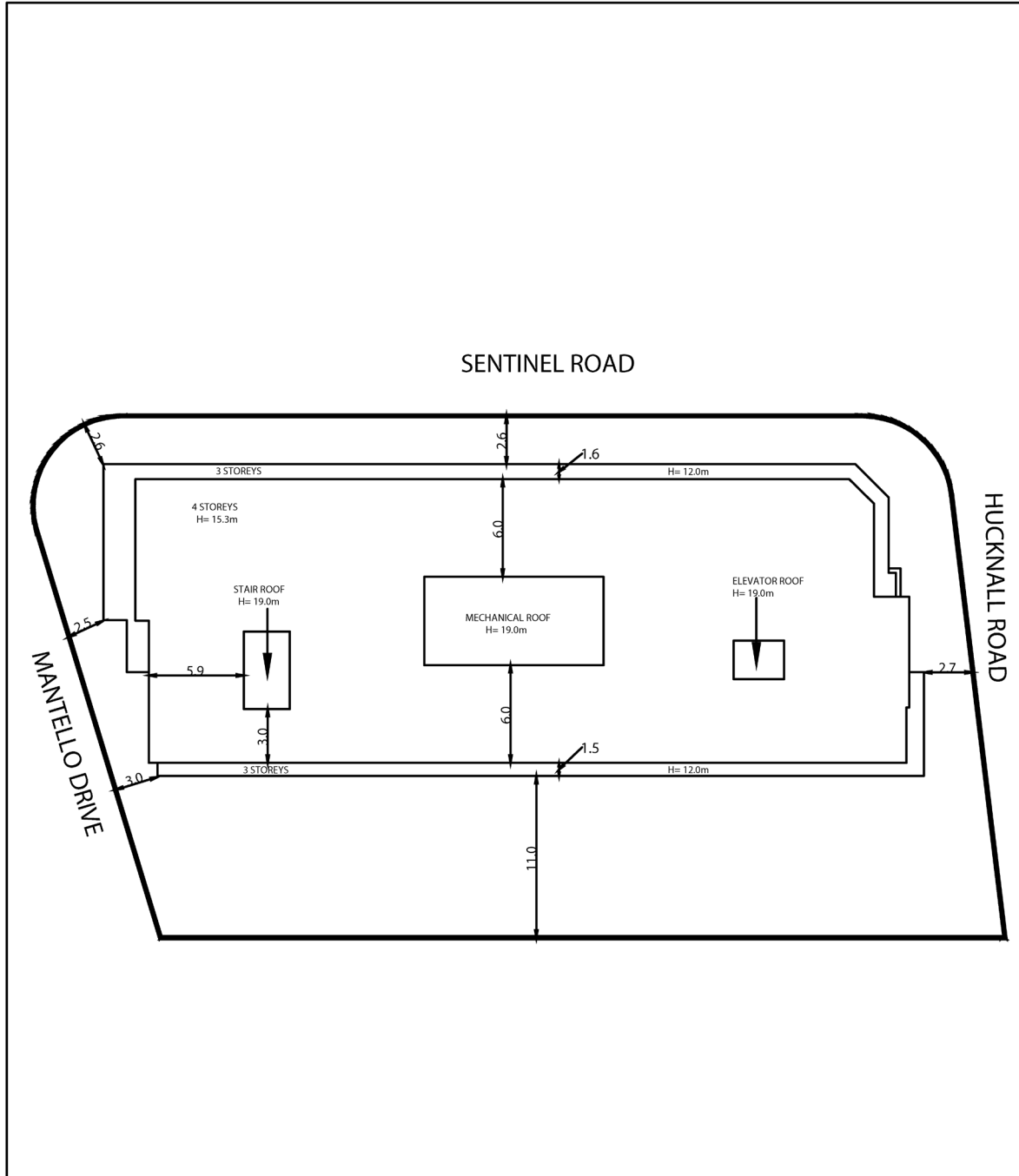
Local Planning Appeal Tribunal Decision/Order issued November 12, 2020 in Tribunal File PL140798.



102-134 Hucknall Road

File #: 13 279110 NNY 08 0Z

→  
Former City of North York By-law 7625  
Not to Scale  
02/05/2021



 **TORONTO**  
Schedule C2(17)

102-134 Hucknall Road

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