

Authority: North York Community Council, Report No. 8(16), July 29, 30 and 31, 1998
Intended for first presentation to Council: July 29, 1998
Adopted by Council: July 31, 1998

CITY OF TORONTO

BY-LAW No. 495-1998

To amend City of North York By-law No. 7625.

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 City of North York are amended in accordance with Schedule “1” of this By-law.
- 2.** Section 64.17 of By-law No. 7625 of the City of North York is amended by adding the following subsection:

64.17(23) RM2(23)

EXCEPTION REGULATIONS FOR SEMI-DETACHED DWELLINGS

- (a) The minimum lot area shall be 550 square metres for each semi-detached dwelling and 275 square metres for each semi-detached dwelling unit.
- (b) The minimum lot frontage shall be 8 metres for each semi-detached dwelling unit and 16 metres for each semi-detached dwelling.
- (c) The minimum side yard setback shall be 1.2 metres for each semi-detached dwelling.
- (d) The maximum lot coverage shall be 34% for each semi-detached dwelling unit.

- 3.** Section 64.23 of By-law No. 7625 of the City of North York is amended by adding the following subsection:

64.23(92) C1(92)

EXCEPTION REGULATIONS

- (a) For retail stores, or uses which have the same parking requirement, the following provisions shall apply to the building as it exists on July 29, 1998, or to as much of the building as remains:

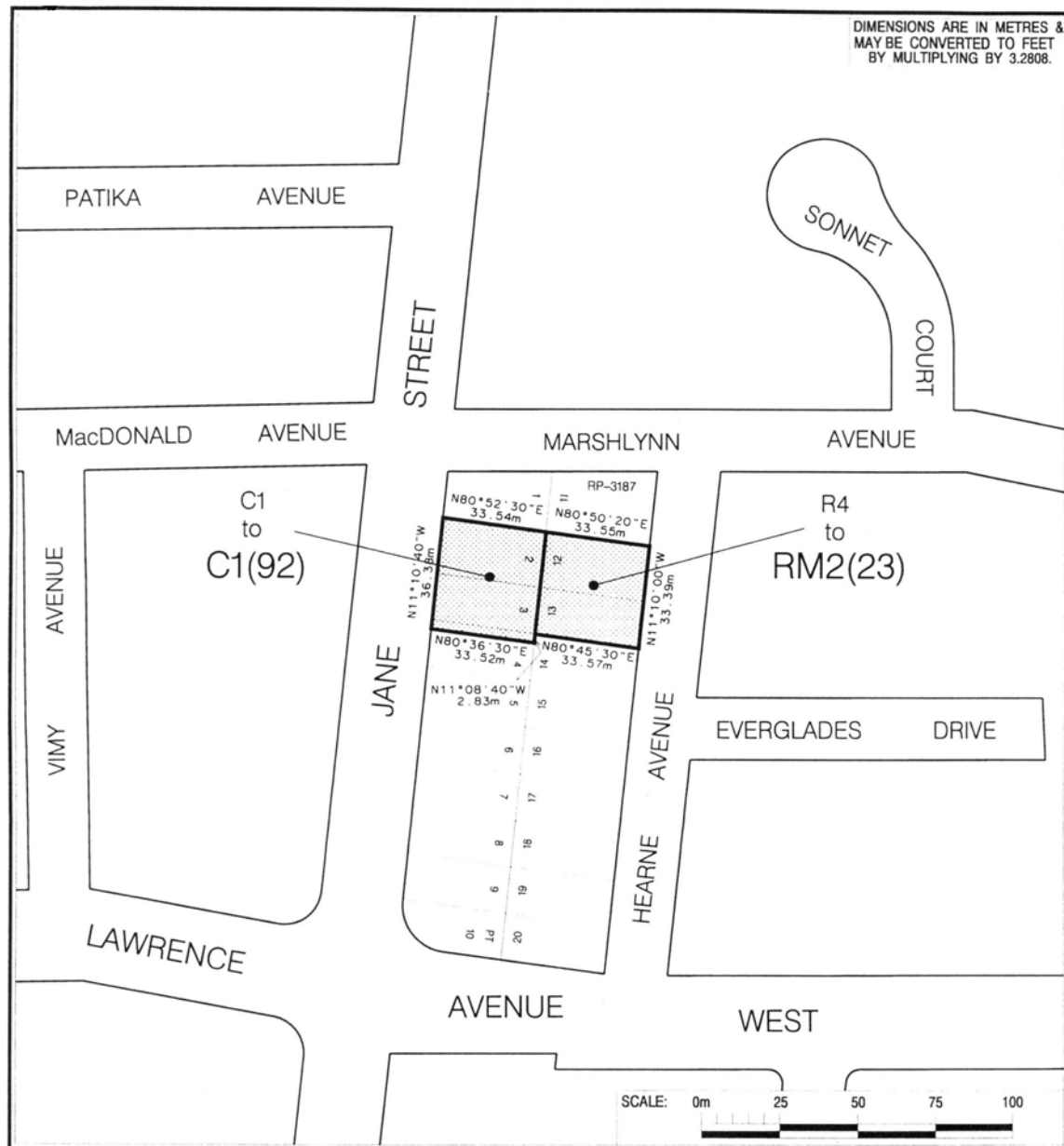
- (i) 20 parking spaces shall be provided; and
- (ii) a courier loading space having dimensions of 6 metres long and 3.6 metres wide shall be provided.
- (b) There shall be no front yard setback, rear yard setback, lot area and lot depth requirements for the building existing on July 29, 1998, or for as much of the building as remains.
- (c) For any other use permitted in the C1 Zone, the provisions of By-law No. 7625, as amended shall apply.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 495-1998

<p>Toronto North York Civic Centre</p> <p>SUBJECT PROPERTY</p>				
<p>Location: Lots 2, 3, 12, 13, Part of Lot 14, REGISTERED PLAN 3187</p>				
File No. UDZ - 97 - 37	Prepared by: T. A.	Approved by: T. R.	Date: JUNE 26 / 98	Filename: SBL2925 \ 3303
<p>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</p>				