

Authority: North York Community Council Report No. 7, Clause No. 5,
as adopted by Council on July 8, 9 and 10, 1998
Enacted by Council: October 2, 1998

CITY OF TORONTO

BY-LAW No. 707-1998

To amend City of North York By-law 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 are amended in accordance with Schedule "1" of this By-law.
2. Section 64.20-A of By-law No. 7625 is amended by adding the following subsection:

64.20-A(90) RM6(90)

DEFINITIONS

- (a) For the purposes of this exception, "gross floor area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding:
 - (i) below grade mechanical floor area to a maximum of 800 m²;
 - (ii) any space used for vehicle parking; and
 - (iii) indoor recreational amenity area to a maximum of 1,035 m².
- (b) For the purposes of this exception, "mechanical floor area" shall mean the floor area within a building that is used exclusively for the accommodation of mechanical equipment necessary to physically operate the building, such as heating and ventilation, air conditioning, electrical, plumbing, fire protection and elevator equipment.
- (c) For the purpose of this exception, "outdoor patio" shall consist of an on grade hard surface such as concrete, brick, pavers or other such material.

EXCEPTION REGULATIONS

- (d) A minimum gross floor area of 1.5 m² of indoor recreational amenity space per dwelling unit shall be provided.

- (e) A minimum of 25% of the total number of dwelling units provided shall have a maximum floor area of 55 m² for bachelor units, 70 m² for one-bedroom units, 80 m² for two-bedroom units, 120 m² for three-bedroom units, or any combination thereof.
- (f) General provisions with respect to lot coverage and landscaping shall not apply.
- (g) The minimum yard setbacks shall be as shown on Schedule RM6(90).
- (h) Notwithstanding (g), the building shall be set back a minimum of 1.2 m from the north property line for any portion of the building that does not exceed 3.3 m in height as measured from the first below grade floor slab of the underground parking garage adjacent to the north property line, excluding parapets at the north face of the building.
- (i)
 - (i) The building height provisions of section 20-A.2.6 shall not apply.
 - (ii) The maximum height of the structure shall be 167 m above sea level with the exception of mechanical roof equipment, parapets, open stair railing and building structures which shall be limited to a maximum of 1.0 m above the building height and which shall occupy a maximum 8.5% of the roof area.
- (j) The face of each balcony may encroach up to 1.0 m into the yard setback.
- (k) Each ground floor outdoor patio on the west side of the building shall not project more than 1.8 m from the face of the building.
- (l) All resident and visitor parking spaces may be provided below grade.

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(90) attached to this by-law.

4. Section 2 of By-law No. 30094 is repealed by this by-law.

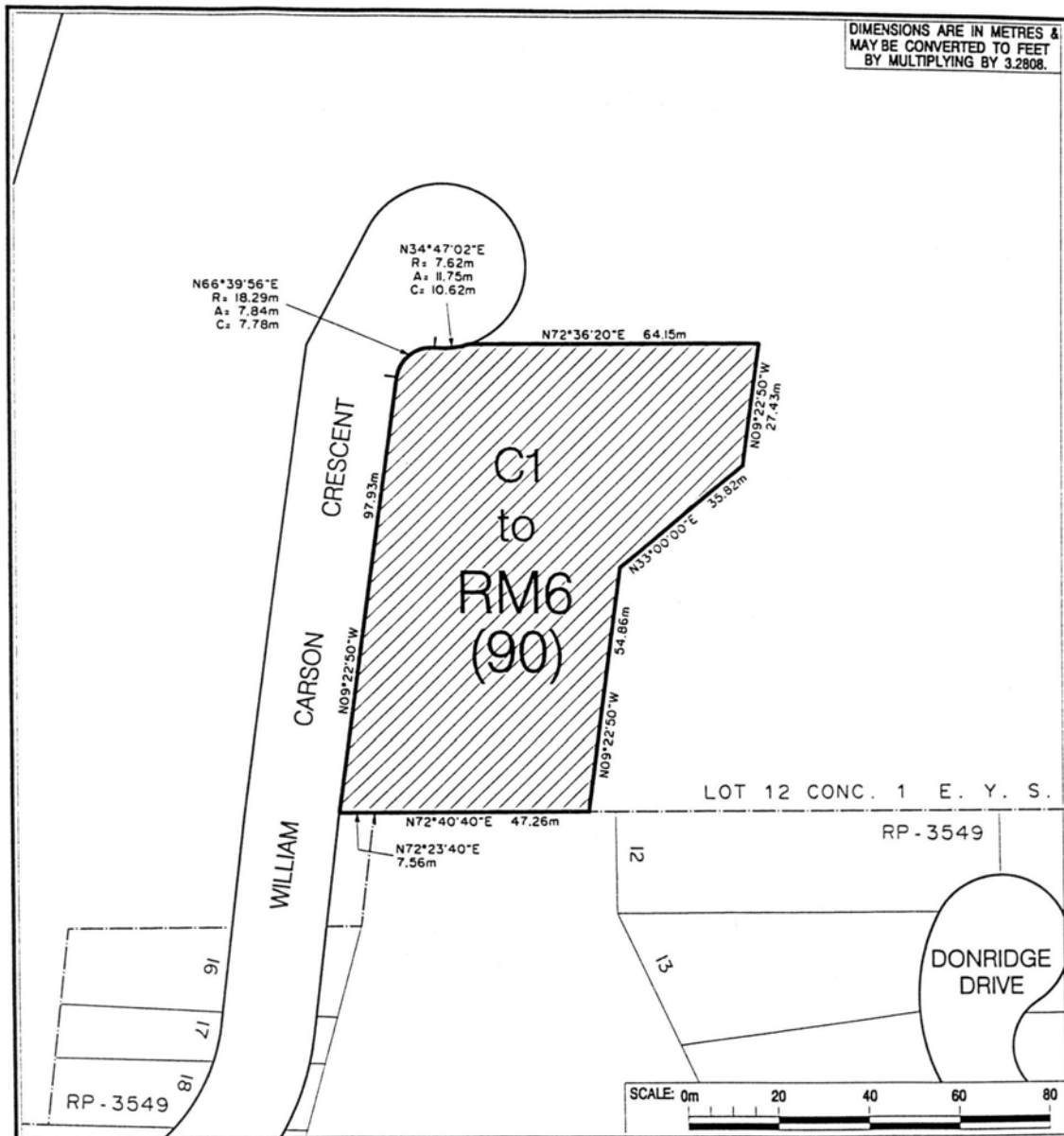
ENACTED AND PASSED this 2nd day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

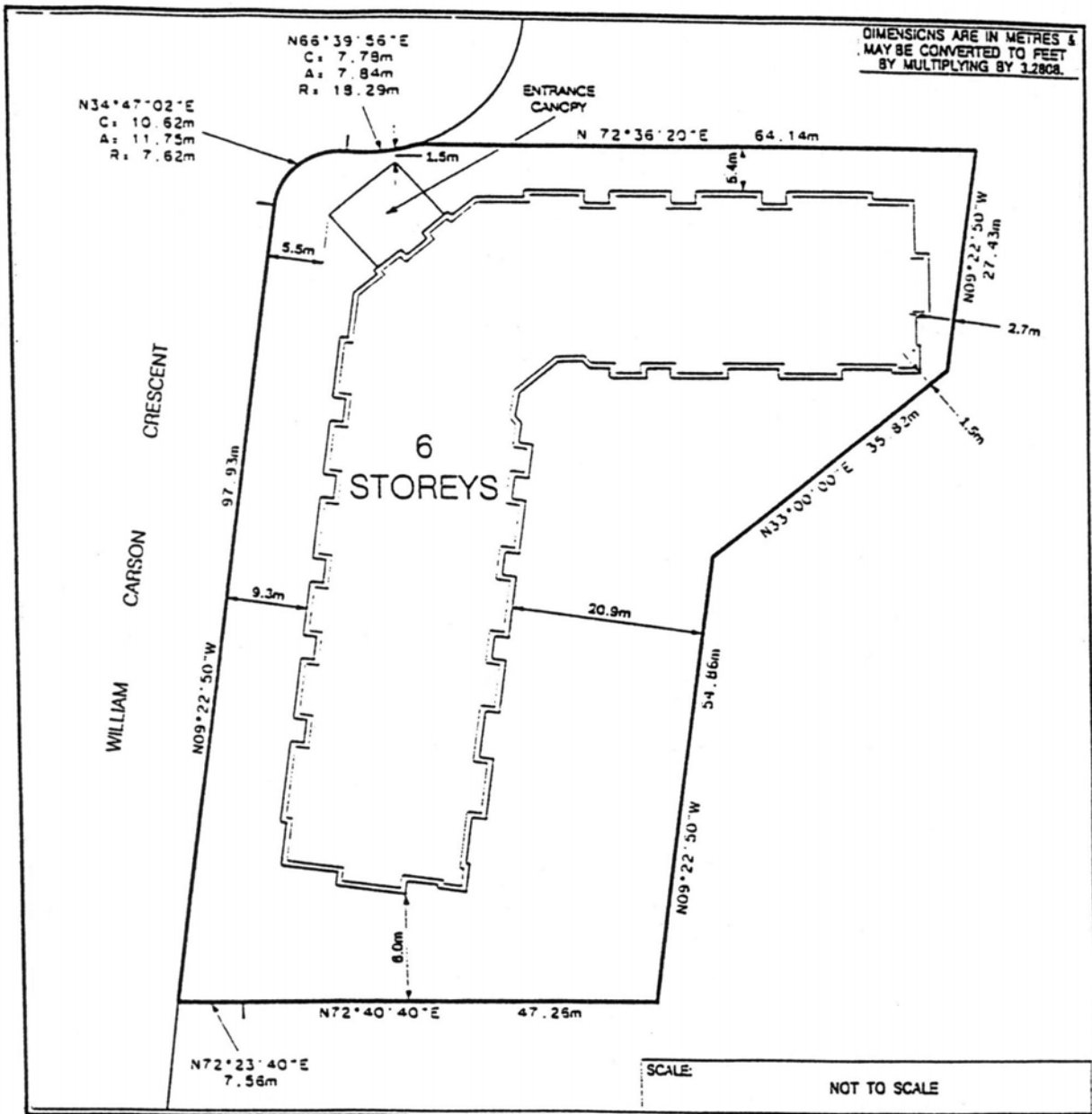
(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 707-1998



Location: Part of Lot 12, Concession 1 E. Y. S.					
File No. UDZ - 97 - 32	Prepared by: T. A.	Approved by: M. S.	Date: JUNE 02/98	Filename: SBL 2921\ 3162	
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.					

SCHEDULE "RM6(90)"



Location: Part of Lot 12, Concession 1 E.Y.S.

File No. UDZ-97-32

Prepared by: T. A.

Approved by: M. S.

Date: JUNE 24/98

Filename: SBL2921\ 3288

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.

Toronto
North York City Centre

**SUBJECT
PROPERTY**

