

Authority: North York Community Council, Report No. 11, Clause No. 11,  
as adopted by Council on October 28, 29 and 30, 1998  
Enacted by Council: November 26, 1998

## **CITY OF**

### **BY-LAW No. 826-1998**

#### **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 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(88) RM6(88)**

#### **PERMITTED USES**

- (a) The only permitted uses shall be:

Apartment House Dwelling and uses accessory thereto  
including accessory Private Recreational Amenity Space.

#### **EXCEPTION REGULATIONS**

- (b) **DEFINITIONS**

- (i) For the purpose 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:
  - (A) below grade mechanical floor area;
  - (B) any space used for vehicle parking; and
  - (C) indoor private recreational amenity space.
- (ii) 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.

- (iii) For the purposes of this exception, “private recreation amenity space” shall mean an area set aside for social and recreational purposes, which is for the use of all occupants of the building. Social and recreational purposes include indoor or outdoor space, unless otherwise specified, such as playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, and other similar uses.
- (c) The total gross floor area of all permitted uses shall not exceed the sum of 12,151 m<sup>2</sup>.
- (d) The maximum number of dwelling units shall be 136.
- (e) The landscaped area shall be 1,715.1 m<sup>2</sup>.
- (f) A minimum of 25% of the total number of dwelling units constructed are to be provided as follows:
  - (i) one (1) bedroom units having a maximum gross floor area of 70 m<sup>2</sup>; or
  - (ii) two (2) bedroom units having a maximum gross floor area of 80 m<sup>2</sup>; or
  - (iii) three (3) bedroom units having a maximum gross floor area of 120 m<sup>2</sup>; or
  - (iv) any combination of the above.
- (g) Private Recreational Amenity Space Requirement
  - (i) A minimum gross floor area of 1.5 m<sup>2</sup> per dwelling unit for indoor recreational amenity space shall be provided; and
  - (ii) A minimum area of 1.5 m<sup>2</sup> per dwelling unit for outdoor open space shall be provided.
- (h) Maximum Building Height
  - (i) The height of all buildings and structures shall be measured from the established grade;

- (ii) The maximum height of all buildings and structures or portions thereof shall be 48.0 metres; and
  - (iii) Notwithstanding (ii), the maximum height of all buildings or structures or portions thereof shall not exceed the horizontal distance between the building or structure and the Relevant Residential Property Line (RRPL), as shown on Schedule RM6(88).
- (i) Yard Setbacks

Minimum yard setbacks shall be as shown on Schedule RM6(88).
- (j) Lot Coverage

No maximum lot coverage.
- (k) Lot Depth

No minimum lot depth.
- (l) Lot Area

The minimum lot area shall be 2,938 m<sup>2</sup>.
- (m) Parking

Parking for residential uses shall be provided below grade on the lands zoned RM6(88) at the following rates:

  - (i) Number of Spaces:
    - (A) a minimum of 0.9 parking spaces per dwelling unit plus 0.1 parking spaces per dwelling unit for visitor use; and
    - (B) a maximum of 1.3 parking spaces per dwelling unit plus 0.1 parking spaces per dwelling unit for visitor use.
- (n) Notwithstanding any severance or division of the lands which are subject to this exception, the provisions of this exception shall continue to apply to the whole of the lands.”

**3.** Section 64.20-A of By-law No. 7625 is amended by adding Schedule RM6(88) attached to this by-law.

ENACTED AND PASSED this 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “1” TO BY-LAW No. 826-1998**

YONGE STREET

HOLMES AVENUE

BYNG AVENUE

R4 to RM6(88)

Scale: 0m 10 20 50

North Arrow

11 12 13 14 15 16 17 18

54 55 56 57 58 59 60 61 62 63 64 65 66 67

54 55 56 57 58 59 60 61 62 63 64 65 66 67

## SCHEDULE "RM6(88)" TO BY-LAW No. 826-1998

DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808

**Toronto**  
North York Civic Centre

**SUBJECT PROPERTY**

**File No.** U112-97-12  
**Prepared by:** ANG.A.  
**Approved by:** G.M.  
**Date:** MAY 5/98  
**Filename:** SBI2913

**Location:** Lots S1, S2, S3 & S4, R.P. 2282  
**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