

Authority: Meeting of City of North York Council, Report No. 9, Clause 232,
as adopted by the former City of North York Council on May 24, 1995
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 898-1998

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

“64.23(61) C1(61)

PERMITTED USES

- (a) Dwelling units are permitted only within a commercial building.
- (b) All commercial uses in the C1 zone are permitted, except:
 - Accessory pinball and electronic game machine establishments;
 - Billiard parlours and accessory billiard parlours;
 - Commercial bath houses;
 - Motels;
 - Hotels;
 - Taverns;
 - Theatres;
 - Undertaking establishments.

EXCEPTION REGULATIONS

- (c) Requirements for Commercial Buildings with Dwelling Units
 - (i) The lot area, floor area and height requirements do not apply.
 - (ii) Gross Floor Area
 - (A) The maximum gross floor area for all uses shall be 4,000 square metres.

- (B) A minimum of 450 square metres of floor area for commercial uses shall be provided.
- (C) All commercial uses shall be located on the first floor.
- (D) No dwelling units are permitted on the first floor.

(iii) Yard Requirements

The minimum yard requirements shall be as follows:

Rear Yard - 9.5 m
Side Yard - 0.0 m
Front Yard - 0.0 m

(iv) Residential Parking and Loading Requirements

- (A) A minimum of 1.5 parking spaces per unit shall be provided.
- (B) A minimum of 10 of the parking spaces required shall be surface parking spaces.
- (C) A minimum of 1 loading space shall be provided.

(v) Building Height

- (A) The maximum building height shall be 6 storeys.
- (B) In no case shall the building height of any portion of a building exceed the horizontal distance between that portion of the building and the eastern most lot line.

(vi) Dwelling Unit Size

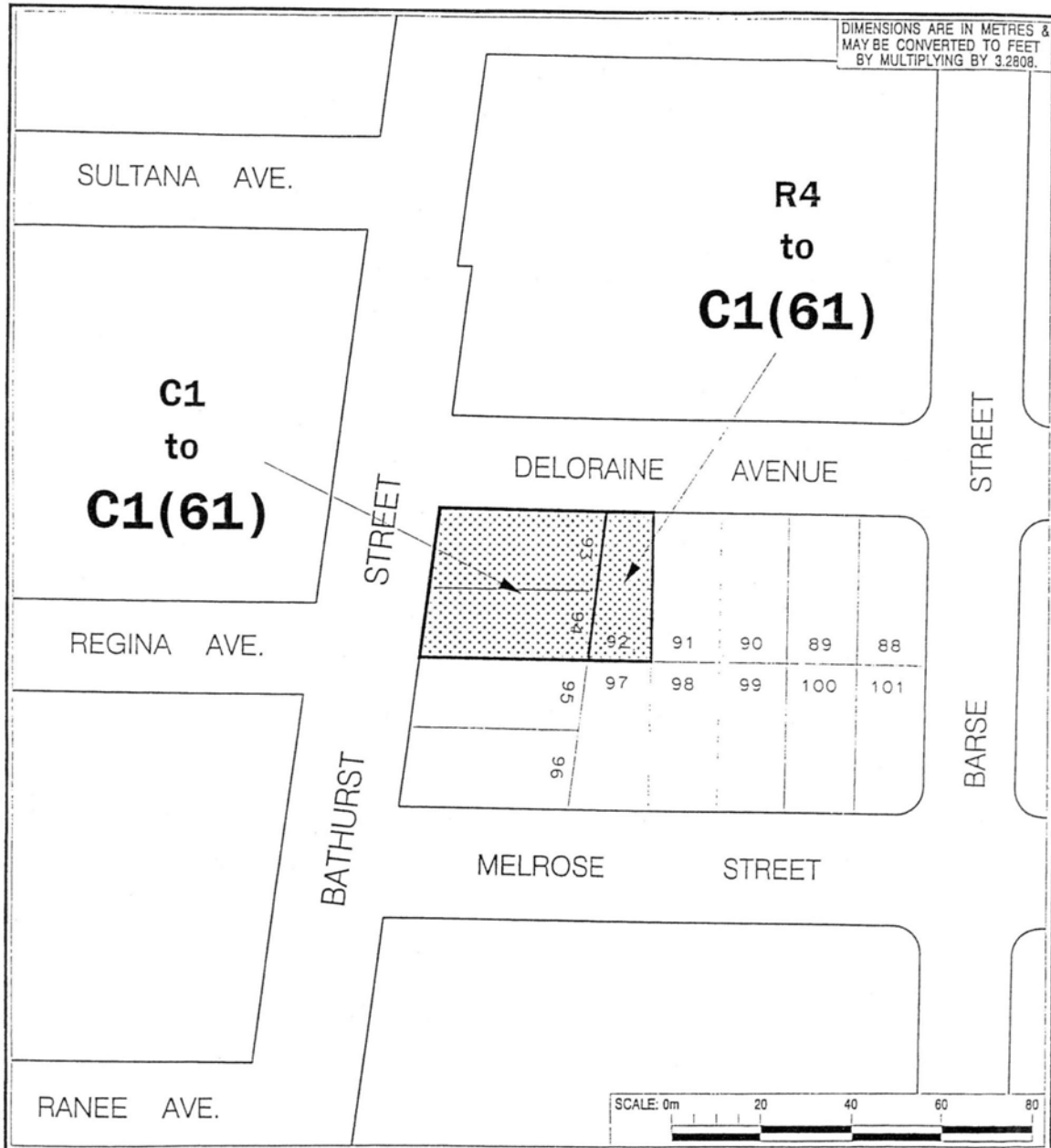
A minimum of 25% of the dwelling units shall have a maximum floor area of 55m² for a bachelor unit, 70m² for a one bedroom unit and 80m² for a two bedroom unit.”

ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 898-1998

<p>TORONTO City Planning Division North Division</p> <p>SUBJECT PROPERTY</p>				
				<p>Location: Lots 92, 93 & 94, Registered Plan 2370</p>
File No. UDZ - 94 - 04	Prepared by: T. A.	Approved by: R. J.	Date: NOV. 27 / 98	Filename: SBL 2685 \ 3834
<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>				