

Authority: North York Community Council Report No. 6, Clause No. 6,
as adopted by City of Toronto Council on June 3, 4 and 5, 1998.
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 903-1998

To amend By-law No. 7625, as amended, and to repeal By-law No. 26520.

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(89) RM6(89)

DEFINITIONS

- (a) For the purpose of this exception, “gross floor area” is defined as 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) a maximum of 861 m² used as mechanical and garbage collection areas;
 - (ii) a maximum of 266 m² used as storage for the residential units and located on the ground floor or below grade; and
 - (iii) a maximum of 428 m² used as indoor recreational amenity space.
- (b) For the purpose of this exception, “mechanical areas” are defined as 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.

EXCEPTION REGULATIONS

- (c) The maximum gross floor area on the site shall not exceed the sum of:
 - (i) 7,435 m² attributable to the lot area of the existing site, and
 - (ii) 2,151 m² attributable to the area of the closed portions of Old York Mills Road, and
 - (iii) 5,704 m² attributable to the lot area of the adjacent western lot.

- (d) A maximum of 120 dwelling units are permitted, of which a minimum of 15% shall have a maximum floor area of 76 m² for one bedroom units and 97 m² for two bedroom units or any combination thereof.
- (e) The minimum yard setbacks shall be as set out on Schedule “RM6(89)”.
- (f) The maximum number of storeys shall be 9 and shall be measured from established grade on York Mills Road. The maximum height of the structure shall be 161.5 metres above sea level, with the exception of an elevator room, pipes and chimneys, which shall be limited to a maximum height of 162.5 metres above sea level above the building height and which shall occupy an aggregate maximum area of 100 square metres area on the roof surface.
- (g) A minimum of 1.42 enclosed parking spaces per dwelling unit shall be provided, of which 0.25 parking spaces per dwelling unit shall be for the use of visitors, all located on the subject site.
- (h) The provisions for minimum landscaped area and maximum lot coverage shall not apply.

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(89)” attached to this by-law.

4. By-law No. 26520 is repealed.

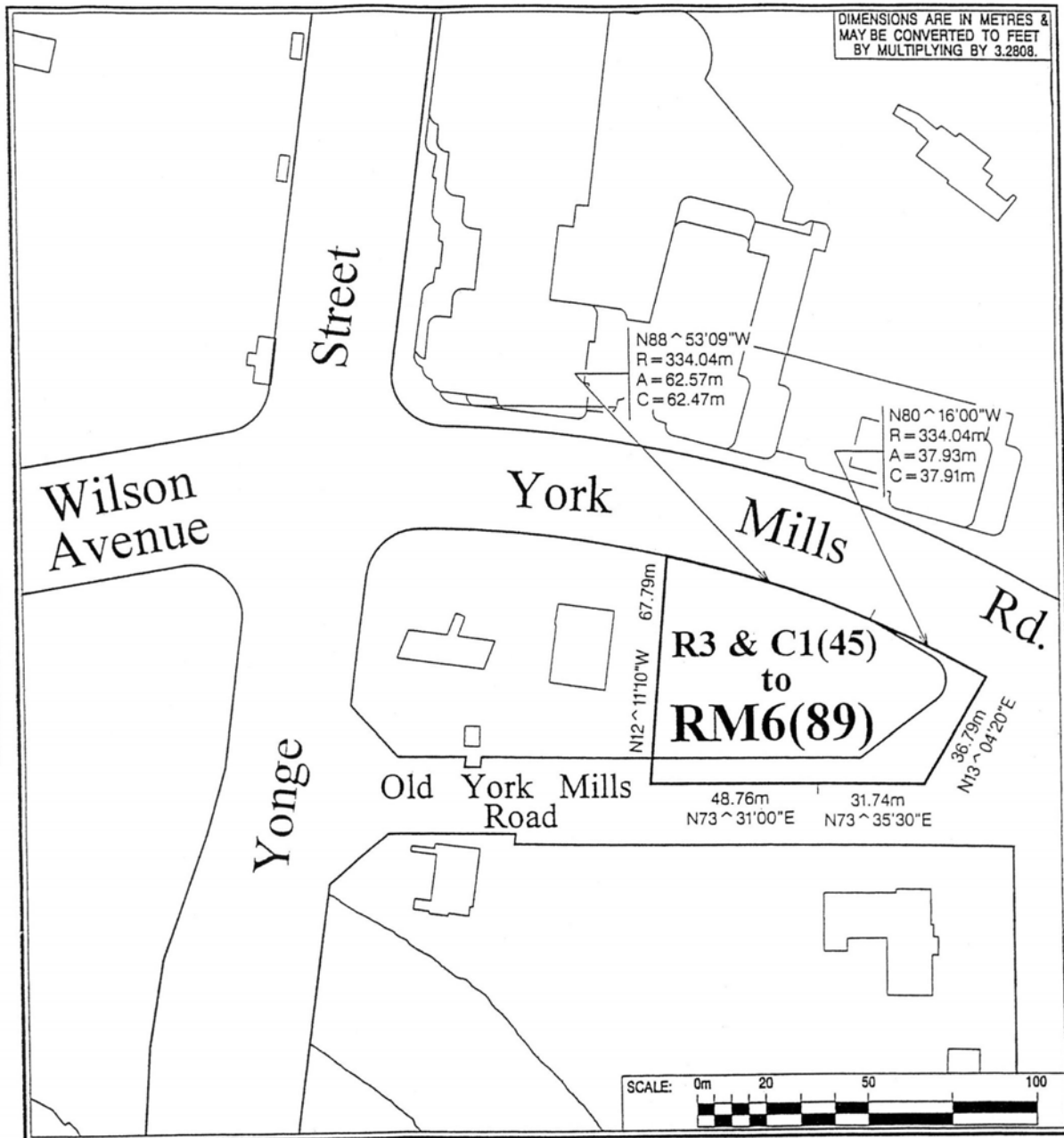
ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 903-1998



				Toronto North York Civic Centre	
				SUBJECT PROPERTY	
Location: UNIT 4 & PT. OF UNIT 3, EXPROPRIATION PLAN D-123 & PT. OF ROAD WIDENING, R.P. M-537 & PT. OF ROAD ALLOWANCE BETWEEN LOTS 10 & 11, CON. 1, E.Y.S. & PT. OF ROAD WIDENING BY-LAW 16547 & PT. LOT 11, CON. 1, E.Y.S. & PT. LOT 13, R.P. 204					
File No. UDOZ-97-26	Prepared by: ANG.A.	Approved by: A.B.	Date: MAY 15/98	Filename: SBL2915	
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(89)” TO BY-LAW No. 903-1998

