

Authority: North York Community Council Report No. 7, Clause No. 4,
as adopted by City of Toronto Council on July 8, 9 and 10, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 905-1998

To amend City of North York By-law No. 7625 in respect of lands municipally known as 797 Don Mills Road.

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. That Schedule MO(22) of By-law No. 7625 is replaced with Schedule MO(43) attached hereto.

2. That Section 64.34 is hereby amended by adding the following subsection:

64.34 (43) MO(43)

PERMITTED USES

(a) In addition to the uses permitted in an MO zone, the following uses shall also be permitted:

apartment house dwellings;
office uses;
custom workshops;
day nurseries;
dry cleaning and laundry collecting establishments;
home offices;
laundry;
personal service shops;
restaurants, in conjunction with an outdoor cafe;
retail stores; and
service shops.

(b) Use Qualifications

- (i) Where the lands are used for an apartment house dwelling, all uses with the exception of business offices, home offices, professional medical offices and professional offices shall be located on the first floor only.
- (ii) For the purpose of this exception, “home offices” are defined as business and professional offices that:
 - (A) do not occupy more than 30% of the total gross floor area of the dwelling unit; and,
 - (B) are conducted only by a member or members of the household who reside in the dwelling unit as their principal residence.

EXCEPTION REGULATIONS

(c) Yard Setbacks

- (i) The minimum north yard setback shall be 25.0 metres from the apartment house dwellings and 10.0 metres from the podium;
- (ii) The minimum south yard setback shall be 12.0 metres from the apartment house dwellings and 0 metres from the podium;
- (iii) The minimum west yard setback shall be 21.0 metres from the apartment housed dwellings and 6.0 metres from the podium;
- (iv) The minimum east yard setback shall be 34 metres from the apartment house dwelling and 21.0 metres from the podium; and
- (v) There shall be no minimum yard setbacks for accessory buildings and structures.”

(d) Gross Floor Area

The maximum gross floor area is 270% of the area of the lot.

(e) Building Height

The maximum building height shall be 17 storeys.

(f) Dwelling Units

A minimum of 25% of the total number of dwelling units shall be composed of:

- (i) one bedroom units having a maximum gross floor area of 71 m²; or
- (ii) two bedroom units having a maximum gross floor area of 80 m²; or
- (iii) three bedroom units having a maximum gross floor area of 120 m²;
or
- (iv) any combination of the above.

(g) Amenity Area

The minimum indoor recreational amenity area shall be 2 m² for each dwelling unit.

(h) Parking

A total of 257 parking spaces shall be provided on site, of which 41 shall be for residential visitors.

(i) Landscaping

89.7% of the minimum front yard setback shall be covered with driveways, walkways, or other hard surfaces used or capable of being used as walkways or driveways.

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

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "MO(43)" TO BY-LAW No. 905-1998

