

Authority: North York Community Council Report No. 4, Clause No. 1,
as adopted by Council on April 16, 1998

Enacted by Council: March 4, 1999

CITY OF TORONTO

BY-LAW No. 113-1999

To amend City of North York By-law No. 7625 in respect of lands municipally known as 31, 33 and 35 Wilmington Avenue.

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 the former Council of the 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. Schedule "B" and "C" of By-law No. 7625 are amended in accordance with Schedule "1" of this by-law.
2. Section 64.17 of By-law No. 7625 is amended by adding the following subsection:

"64.17(22) RM2(22)

PERMITTED USES

- (a) A retirement home and a place of worship only for the use of the residents of the retirement home shall be permitted in addition to the permitted uses in the RM2 zone.
 - (i) For the purpose of this exception, "Retirement Home" shall mean a multiple family dwelling containing bedrooms with a common dining area. The dining area shall be available to all residents of the Retirement Home on a daily basis and shall not function as a public dining facility. The bedrooms shall be used as the principal residence of the occupants and shall not be provided on a transient basis. Retirement Home shall exclude a boarding or lodging house and a hotel.
- (b) A retirement home and place of worship shall only be permitted within the existing buildings, as constructed as of the date of April 1, 1998, located on the lots municipally known as 31 and 33 Wilmington Avenue.

EXCEPTION REGULATIONS

- (c) The minimum lot area shall be 550m² for each semi-detached dwelling and 225m² for each semi-detached dwelling unit.

- (d) The minimum lot frontage shall be 15m for each semi-detached dwelling and 7.5m for each semi-detached dwelling unit.
- (e) The minimum yard setbacks for the main building on a lot shall be as follows:
 - (i) Front yard - 7.5m;
 - (ii) Side yard - 1.8 m each side;
 - (iii) Rear yard - 7.5 m.
- (f) The maximum of 6 parking spaces shall be required on site for the retirement home.
- (g) All parking spaces for the retirement home shall be located within the front yards of 31 and 33 Wilmington Avenue a minimum of 15m from the southerly lot line of 31 Wilmington Avenue.
- (h) The maximum height of the retirement home at 33 Wilmington Avenue shall be 2 storeys or 8.8m whichever is the lesser; and the maximum height of the retirement home at 31 Wilmington Avenue shall be 1 storey.
- (i) The minimum parking space length shall be 5.5m.
- (j) The minimum driveway aisle width shall be 3m.
- (k) The maximum amount of gross floor area devoted to the place of worship shall not exceed 20.9m².
- (l) The combined total number of bedrooms within the existing buildings municipally known as 31 and 33 Wilmington Avenue shall not exceed 20.”

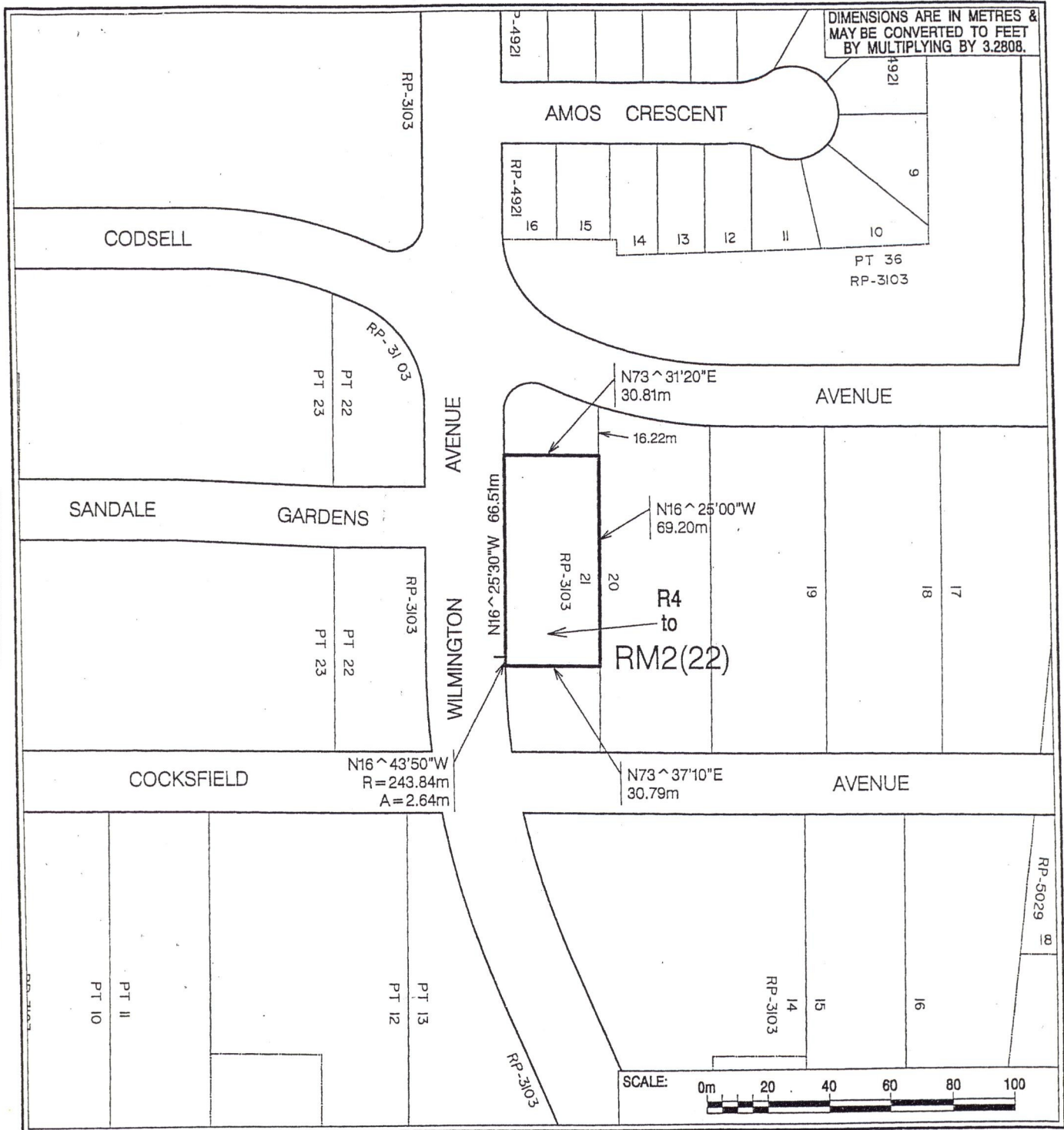
ENACTED AND PASSED this 4th day of March, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 113-1999



<p>Location: Part of Lot 21, R.P. 3103</p>					
File No. UDOZ-96-39	Prepared by: Z.R.	Approved by: R.J.	Date: MAY 26/98	Filename: SBL2919/3126	
<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>					