

Authority: North York Community Council Report No. 4, Clause No. 21,  
as adopted by Council on May 11 and 12, 1999

Enacted by Council: December 16, 1999

## **CITY OF TORONTO**

### **BY-LAW No. 881-1999**

#### **To amend City of North York By-law No. 7625 in respect of lands on the south-west corner of Bathurst Street and Glen Park 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 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 64.23 of By-law No. 7625 is amended by adding the following subsection:

**"64.23(96) C1(96)**

#### **DEFINITIONS**

(a) For the purpose of this exception an "apartment hotel" shall mean a building or portion of a building used mainly for the purpose of furnishing living quarters with full cooking facilities for families on a daily basis and having at least six suites of rooms for rent, with no restaurant or dining room, but shall not include a hotel or ordinary lodging house.

#### **PERMITTED USES**

(b) The only uses permitted shall be:

apartment hotel;  
apartment house dwelling;  
personal service shop; and  
retail store.

(c) **Use Qualifications**

Personal service shops or retail stores shall be provided in an apartment hotel or apartment house dwelling and shall only be located on the ground floor of the apartment hotel or apartment house dwelling.

**EXCEPTION REGULATIONS**

- (d) The maximum gross floor area shall be 6,916 square metres.
- (e) The maximum number of dwelling units shall be 52.
- (f) The minimum number of parking spaces shall be:
  - (i) for an apartment hotel, 90 spaces;
  - (ii) for an apartment house dwelling, 1.5 spaces per dwelling unit of which .25 spaces per dwelling unit shall be for the use of visitors;
  - (iii) retail stores and personal service shops, 1 space per 28 square metres of gross floor area.
- (g) The minimum yard setbacks shall be:
  - (i) in a yard abutting a street, 0 metres; and
  - (ii) in the south-westerly yard, 7.2 metres, except that corners of the building wall shall be permitted to project up to 1 metre into this minimum yard setback, and no closer than 6.2 metres from the lot line, provided that the horizontal dimension of each said projection is no greater than 2.5 metres along the 7.2 metre setback line.
- (h) The maximum building height shall be seven storeys, provided that the seventh storey is setback along the south-west side of the building in order that the gross floor area on the seventh floor does not exceed 75% of the gross floor area on the sixth floor.
- (i) Despite the definition of building height in Section 2.10, for purposes of this exception only, a penthouse used to house the mechanical equipment of the building may include storage space or recreational amenity area, provided the combined gross floor area of the storage space or recreational amenity area in the penthouse does not exceed 186 square metres.”

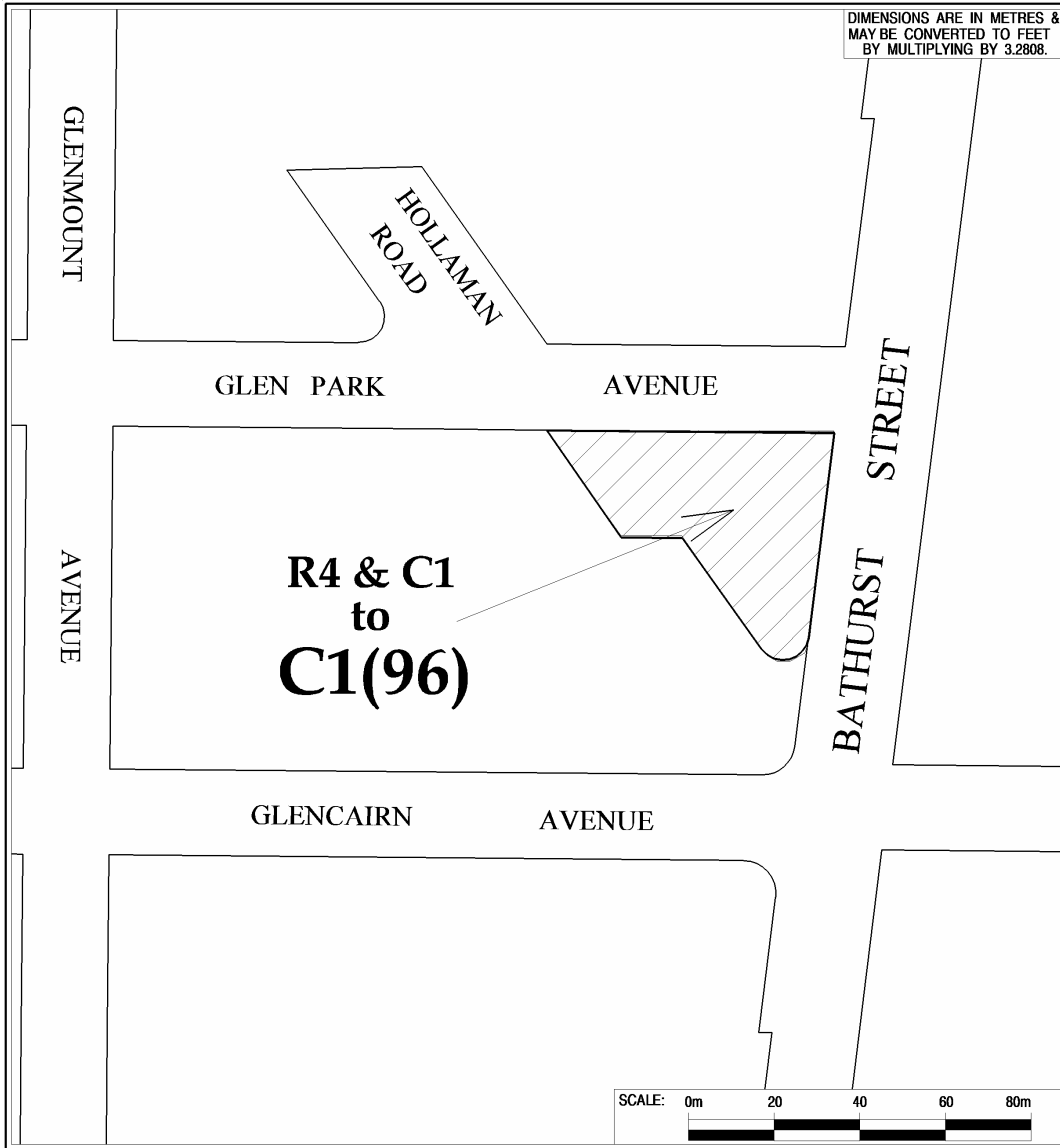
ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**Schedule '1'**



<p><b>This is Schedule " 1 " to By-Law _____</b>  <b>passed the _____ day of _____, 19 ____</b></p>				<p><b>TORONTO</b> City Planning Division North Toronto</p>
<p>(Sgd.) _____ (Sgd.) _____</p> <p>CLERK MAYOR</p>		<p> SUBJECT PROPERTY</p>		
<p><b>Location:</b></p>				
<p><b>File No.</b> UDOZ-97-45</p>	<p><b>Prepared by:</b> G.P.</p>	<p><b>Approved by:</b> A.T.</p>	<p><b>Date:</b> NOV. 30/99</p>	<p><b>Filename:</b> SBL2968</p>
<p><small>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.</small></p>				