

Authority: North York Community Council Report No. 3, Clause No. 25,
as adopted by City of Toronto Council on February 29, March 1 and 2, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

BY-LAW No. 301-2000

To amend City of North York By-law No. 7625 in respect of lands municipally known as 718 Sheppard Avenue West.

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(96) RM6(96)

DEFINITIONS

- (a) “Retirement home” shall be defined as a multiple family dwelling containing dwelling rooms with a common lounge, kitchen, dining area and library. The common areas shall be available to all residents of the retirement home on a daily basis and shall not function as facilities available to the general public. The dwelling rooms 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) “Dwelling room” shall be defined as a room designed or intended for use by an individual or individuals, with a private entrance from a common hallway or stairway inside the retirement home, and which includes separate sanitary conveniences, but not a full kitchen or kitchen facilities.

PERMITTED USES

- (c) The only permitted uses shall be a retirement home with an ancillary ground floor retail store for the exclusive use of residents.

EXCEPTION REGULATIONS

- (d) The maximum number of dwelling rooms in the retirement home shall be 30.
- (e) The maximum gross floor area of the building shall be 1,310 m², of which a minimum of 25 m² shall be used for a ground floor retail store for the exclusive use of residents. A minimum of 130 m² shall be used, in aggregate, for the common lounge, kitchen, dining area and library.
- (f) The minimum lot area shall be 870 m².
- (g) The maximum lot coverage shall be 52% of the lot area as existing on March 1, 2000.
- (h) The minimum lot frontage shall be 21.0 metres.
- (i) A minimum of seven parking spaces shall be provided.
- (j) (i) The maximum height of all buildings or portions thereof shall be 9.5 metres, and,
- (ii) in any event, shall not exceed the measurement equal to the horizontal distance separating the building or structure from the nearest relevant residential property line (RRPL) that coincides with the boundaries of the Sheppard West/Dublin Secondary Plan area as shown on Schedule RM6 (96).
- (k) Yard setbacks:
- (i) the minimum front yard setback shall be 18.4 metres from the centre line of Sheppard Avenue West;
- (ii) the minimum east side yard setback shall be 6.2 metres at the first storey, and a minimum of 5.6 metres at upper storeys commencing at a height of at least 4.2 metres above grade;
- (iii) the minimum west side yard setback shall be 1.2 metres; and
- (iv) the minimum rear yard setback shall be 4.7 metres; and
- (l) The provisions of Section 15.8(a) of By-law No. 7625 regarding landscaping shall not apply

- (m) The provisions of this exception shall apply collectively to these lands, notwithstanding their future severance, partition or division for any purpose.”

3. Section 64.20A of By-law No. 7625 is amended by adding Schedule RM6(96).

ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “1” (on file)

SCHEDULE “RM6(96)” (on file)