

Authority: North York Community Council Report No. 8, Clause No. 25,
as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 429-2000

**To amend City of North York By-law No. 7625
in respect of lands located at 2-47 Sheppard Square, 1-5 Rean Drive
and Parts of 17 and 19 Barberry Place.**

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 hereby 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(102) RM6(102)

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 any space used for vehicle access or parking.
- (b) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four (4) dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (c) For the purposes of this exception, “established grade” is defined as 175 m above sea level.
- (d) For the purpose of this exception, “underground” is defined as below established grade.

PERMITTED USES

- (e) The only permitted uses shall be:
 - (i) Apartment house dwellings and uses accessory thereto, including private recreational amenity area.
 - (ii) Multiple attached dwellings.
- (f) Use Qualifications
 - (i) Outdoor private recreational amenity area may be located on rooftop terraces.

SECTION 37 AGREEMENT

- (g) The owner of the lands set out in Schedule RM6(102) shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit an increase above the maximum gross floor area cited in clause (h) of this exception:
 - (i) The provision of a minimum of 2.5 m² of indoor private recreational amenity area per dwelling unit, not exceeding a maximum gross floor area of 2,910 m², and provided that such gross floor area is used for indoor private recreational amenity area.

EXCEPTION REGULATIONS

- (h) The maximum permitted gross floor area shall be 106,531 m² for all uses.
- (i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in apartment house dwellings shall be provided.
- (j) The maximum number of all dwelling units shall be 1,164.
- (k) The provisions of Section 6(9)(c) for permitted projections into one minimum side yard setback only shall not apply.
- (l) The provisions of Section 15.6 for minimum distance of apartment house dwellings from R and RM2 zones shall not apply.

- (m) The provisions of Section 15.8 for landscaping shall not apply.
- (n) The provisions of Section 20-A.2.2 for lot coverage shall not apply.
- (o) The provisions of Section 20-A.2.4.1 for distance between buildings and/or portions of buildings forming courts shall not apply.
- (p) Yard Setbacks
 - (i) The minimum yard setbacks for all buildings and structures above established grade shall be as shown on Schedule RM6(102); where there is no minimum yard setback indicated on Schedule RM6(102), the minimum yard setback shall be 0 metres.
 - (ii) The minimum yard setback for underground parking structures shall be 0 metres except as shown on Schedule RM6(102).
 - (iii) Exterior stairways, wheelchair ramps, canopies, and porches and decks 2.5 m² or less in area per dwelling unit, shall be permitted to project into one minimum side yard setback only, not more than 1.6 m.
- (q) The maximum building heights shall be the lesser of the number of storeys or metres above established grade as defined in clause (c) as shown on Schedule RM6(102).
- (r) No habitable space shall be permitted above the maximum height.
- (s) Parking spaces shall be provided in accordance with the following:
 - (i) A minimum of 1.25 parking spaces per dwelling unit, of which 0.25 parking space per dwelling unit is reserved for visitor parking; and
 - (ii) A maximum of 1.4 parking spaces per dwelling unit, of which 0.25 parking space per dwelling unit is reserved for visitor parking.
- (t) A loading space shall have minimum dimensions of 9.0 metres long, 3.6 metres wide and a vertical clearance of 4.2 metres.

- (u) A minimum of 25% of all dwelling units shall comply with the following maximum floor areas:
 - (i) 55 m² for bachelor dwelling units,
 - (ii) 70 m² for one-bedroom dwelling units,
 - (iii) 80 m² for two-bedroom dwelling units,
 - (iv) 120 m² for three-bedroom dwelling units, or
 - (v) any combination thereof.

- (v) No cell phone receivers, transmitters, or other broadcasting or receiving devices are permitted except those for the exclusive use of residents.

- (w) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands”.

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(102)” attached to this by-law.

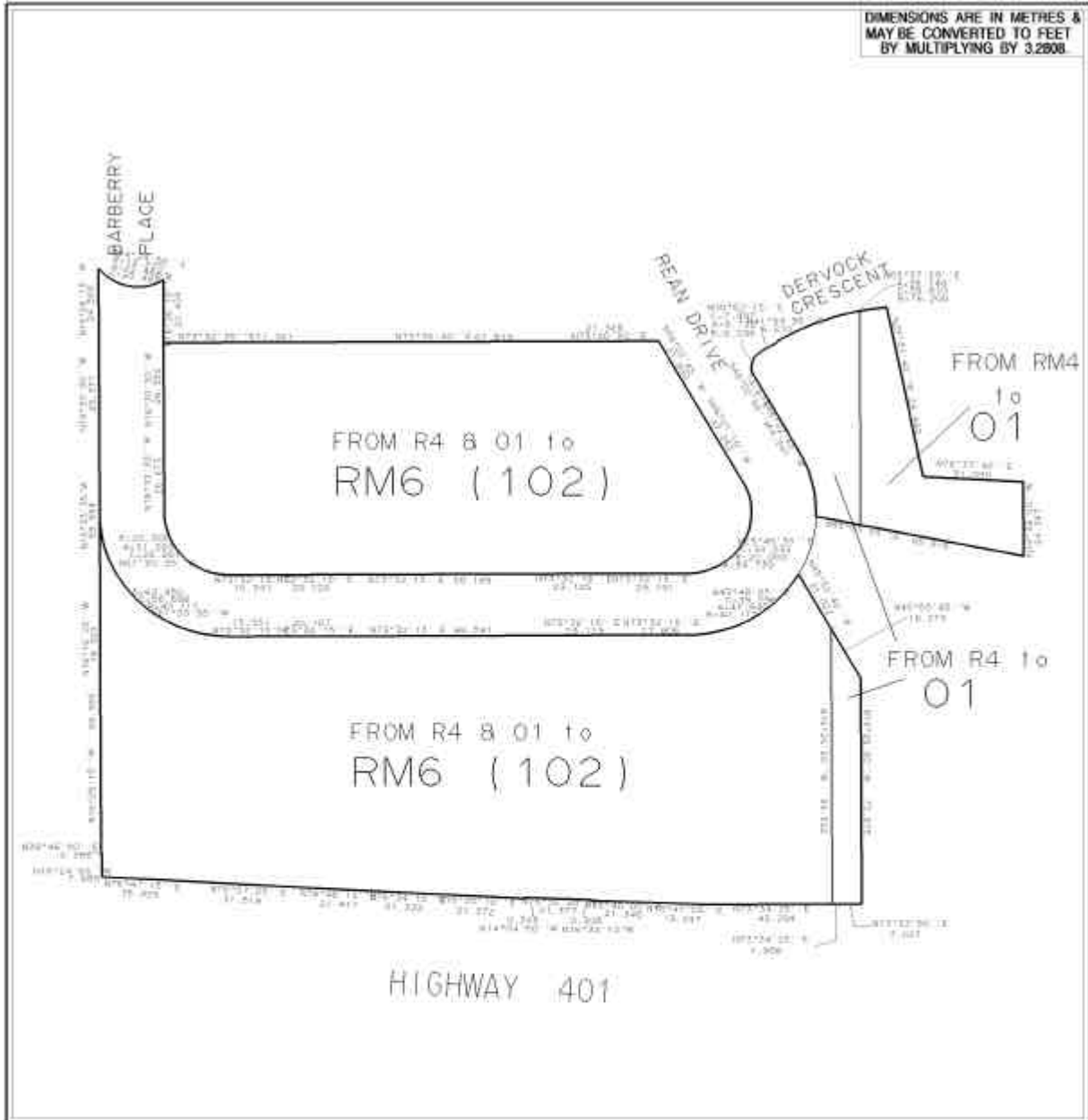
ENACTED AND PASSED this 6th day of July, A.D. 2000.




CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

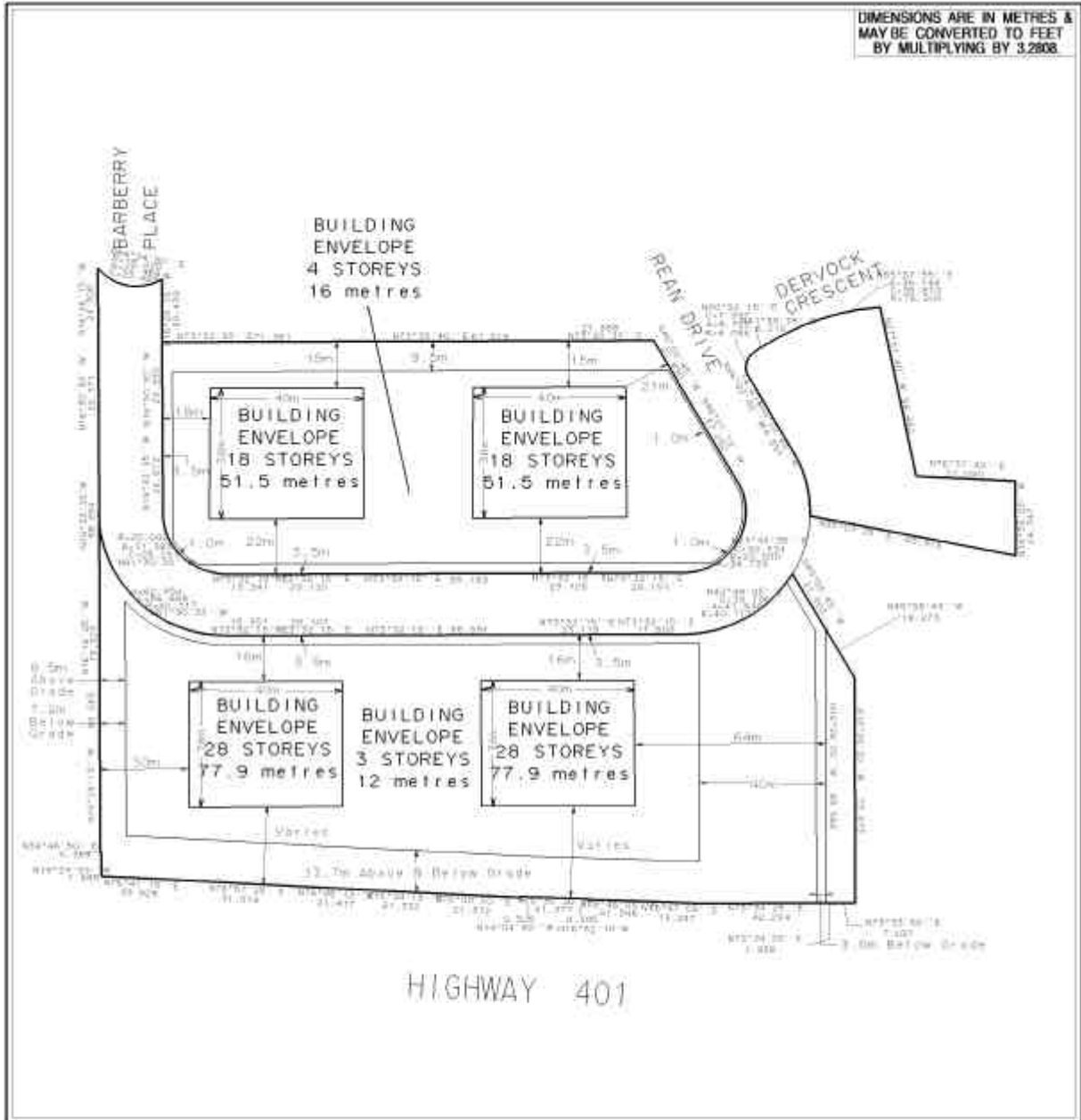
(Corporate Seal)



SCHEDULE "1"



				 City Planning Division Planning Services	
				 SUBJECT PROPERTY	
Location:					
File No.	UD02-99-20 & UDSB-1248	Prepared by:	T. A.	Approved by:	R. L.
		Date:	June 26/00	Filename:	SBL2997
<small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small>					

SCHEDULE "RM6 (102)"



				 City Planning Division 3rd Floor	
				 SUBJECT PROPERTY	
Location:					
File No.	UD02-99-20 & UD58-1249	Prepared by:	T. A.	Approved by:	R. L.
			Date:	June 26/00	Filename: SBL2997
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street indications/road allowances and do not represent actual as-built curb lines of streets.					