

Authority: North York Community Council Report No. 10, Clause No. 49,  
as adopted by City of Toronto Council on October 3, 4 and 5, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 720-2000**

**To amend City of North York By-law No. 7625 in respect of lands municipally  
known as 650 Lawrence 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*; and

WHEREAS the Official Plan of the former City of North York contains provisions relating to the authorization of increases in height and density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as are set out in the By-law; and

WHEREAS subsection 37(3) of the *Planning Act*, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the height and density of development, a municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

WHEREAS the applicant/owners of the lands hereinafter referred to have elected to provide the facilities, services and matters and hereinafter set forth; and

WHEREAS the increase in density and height of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto; and

WHEREAS the City of Toronto has required the applicant/owners of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density and height in connection with the aforesaid lands as permitted by this By-law;

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 (94) RM6 (94)**

**SECTION 37 AGREEMENT**

Facilities, services or matters which are to be provided pursuant to Section 37 of the *Planning Act*, in order to permit the increased density and height set out under subsections (a) to (j) for Parcel A and (k) to (s) for Parcel B of this By-law is an agreement that residential units of housing for seniors at 650 Lawrence Avenue West, having a value equivalent to \$1,600,000 be conveyed to the Toronto Housing Company Inc. at a nominal sum free and clear of all encumbrances.

**EXCEPTION REGULATIONS FOR PARCEL A ON SCHEDULE 2 OF THIS BY-LAW:**

- (a) The only permitted use shall be multiple attached dwellings.
- (b) The maximum number of multiple attached dwellings shall be 51.
- (c) The maximum building height shall be 3 storeys, and the front lot line for purposes of calculating building height shall be Replin Road.
- (d) The maximum gross floor area shall be 8103 square metres.
- (e) Section 16.2.2 regarding lot coverage does not apply.
- (f) Section 16.2.3 regarding street frontage for townhouses does not apply.
- (g) The minimum yard setbacks are as set out on Schedule RM6 (94).
- (h) The separation distances between buildings shall be as set out on Schedule RM6(94) and Section 20 A 2.4.1 regarding the separation distance between buildings does not apply.
- (i) 12 visitor parking spaces, which may be located on Parcel "B", and 51 parking spaces for the multiple attached dwelling units shall be provided.
- (j) The minimum width of each driveway shall be 3.65 metres.

**EXCEPTION REGULATIONS FOR PARCEL B ON SCHEDULE 2 OF THIS BY-LAW:**

- (k) The maximum number of apartment house dwelling units shall be 379.
- (l) The maximum gross floor area shall be 31,953 square metres.
- (m) Section 20-A2.2 regarding lot coverage shall not apply.

- (n) The maximum building heights are as set out on Schedule RM6 (94).
- (o) The minimum yard setbacks are as set out on Schedule RM6 (94).
- (p) The separation distances between buildings shall be as set out on Schedule RM6(94) and Section 20-A 2.4.1 regarding the separation distance between buildings does not apply.
- (q) The landscaped open space shall be 3916 square metres and shall not occupy the road dedication.
- (r) The loading space does not have to abut the building and may be located on Parcel "A".
- (s) 374 underground parking spaces and 4 surface spaces shall be provided of which 94 spaces shall be for the use of visitors.

**3.** The provisions of this exception shall apply collectively to the lands zoned RM6 (94) notwithstanding their future severance, partition or division for any purpose.

**4.** Section 64.20 A of By-law No. 7625 is amended by adding Schedule RM6 (94) attached to this By-law.

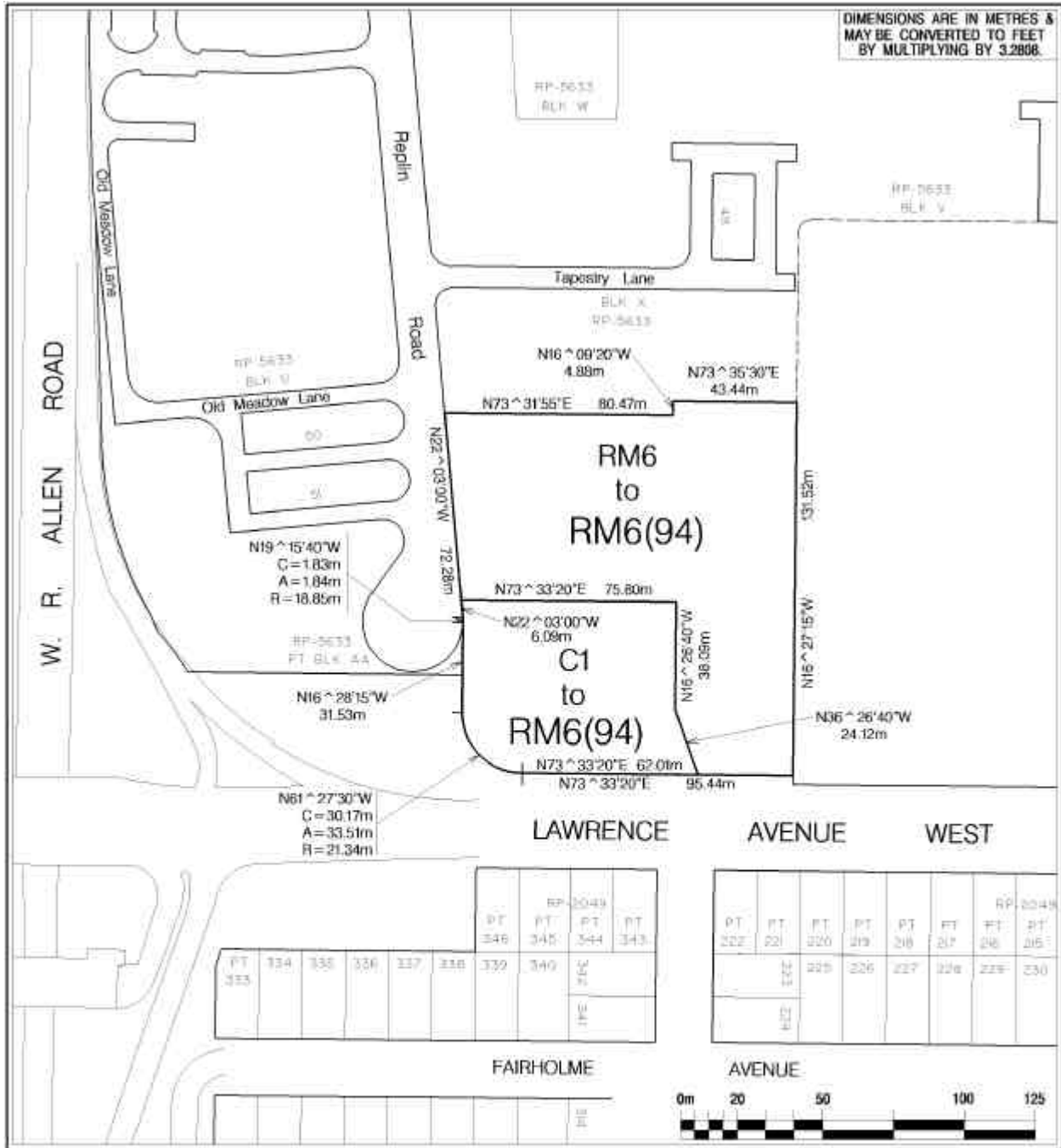
**5.** By-law No. 31701 is hereby repealed.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)



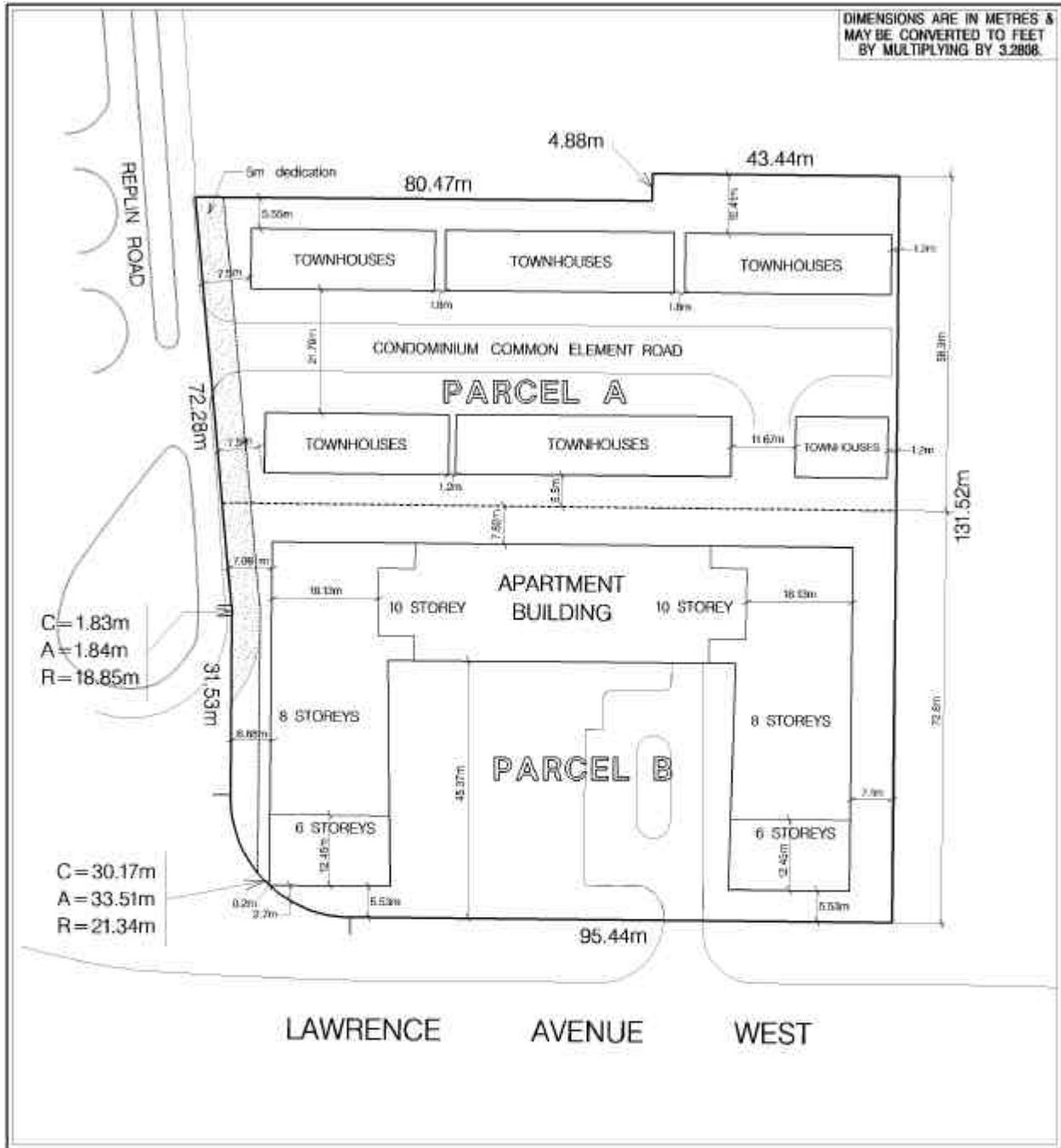
**This is Schedule " 1 " to By-Law \_\_\_\_\_**  
**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_**

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR

**Location: Part of Block X, R.P. 5633, City of Toronto**

File No. UDOZ-99-18	Prepared by: A.A.	Approved by: L.P.	Date: JAN. 28/2000
Filename: SBL2972			

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.



**This is Schedule " RM6(94) " to By-Law \_\_\_\_\_**  
**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_**

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_  
 CLERK MAYOR

**Location: Part of Block X, R.P. 5633, City of Toronto**

File No. UDOZ-99-18	Prepared by: A.A.	Approved by: L.P.	Date: JAN. 28/2000
Filename: SBL2972			

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.



City Planning Division  
Jack Osofsky

SUBJECT PROPERTY

