

Authority: Midtown Community Council Report No. 9, Clause No. 26, as adopted by City of Toronto Council on December 4, 5 and 6, 2001, and Notice of Motion J(13), moved by Councillor Pitfield, seconded by Councillor Flint, as adopted by City of Toronto Council on February 13, 14 and 15, 2002  
Enacted by Council: February 15, 2002

## **CITY OF TORONTO**

### **BY-LAW No. 124-2002**

#### **To amend former City of North York By-law No. 7625 in respect of lands municipally known as 350 Rumsey Road.**

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 64.18 of By-law No. 7625 is amended by adding the following subsection:

**“64.18(7) RM3 (7) (H)**

#### **DEFINITIONS**

- (a) For the purpose of this exception, “established grade” is defined as 142.0 metres above sea level.

#### **HOLDING ZONE**

- (b) While the Holding Symbol (H) applies, the provisions of RM3 (Section 18) apply. The Holding Zone (H) shall be lifted on registration of a plan of subdivision and subdivision agreement to provide a public road from Rumsey Road to Bayview Avenue. Upon removal of the Holding Symbol, the provisions contained in this Section will apply.

#### **PERMITTED USES**

- (c) The only permitted use shall be a medical centre providing clinical, rehabilitation, and residential care for physically disabled children. Meeting rooms and a school are permitted accessory uses and the swimming pool and gymnasium may be used for recreational purposes by the local community. Guest suites for temporary use by family members of patients of this centre, such suites may include kitchen facilities, are also permitted accessory uses.

## **EXCEPTION REGULATIONS**

(d) Gross Floor Area

The maximum gross floor area is 34,404 square metres.

(e) Lot Coverage

(i) The maximum lot coverage shall be 25%.

(ii) Conveyance to the municipality for public road purposes and conveyance to the Toronto and Region Conservation Authority for valley land and walkway purposes shall be deemed to be part of the lot for the purpose of calculating lot coverage.

(f) Building Height

(i) The maximum building heights shall be the lesser of the number of storeys or metres as shown on Schedule “RM3 (7)”.

(ii) Roof terraces are to be provided as shown on Schedule “RM3 (7)”

(g) Yard Setbacks

(i) The minimum yard setbacks shall not apply to canopies.

(ii) The minimum yard setbacks shall be as shown on Schedule “RM3 (7)”.

(h) For the purpose of this exception, the provisions of this by-law do not apply to accessory buildings identified for outdoor storage/seasonal washroom and gazebo.

(i) Parking

(i) The maximum and minimum number of required surface car parking spaces shall be 426. During the period of construction, a portion of the permitted parking will remain in site while the remainder will be provided at off-site locations.

(ii) The provisions of Section 6A(6) with respect to the requirement of a 1.5 metre high opaque fence shall not apply.

- (j) Loading
  - (i) The maximum slope of the ramp to the loading area shall be 10.8 %.
  - (ii) The minimum number of loading spaces shall be 2”.

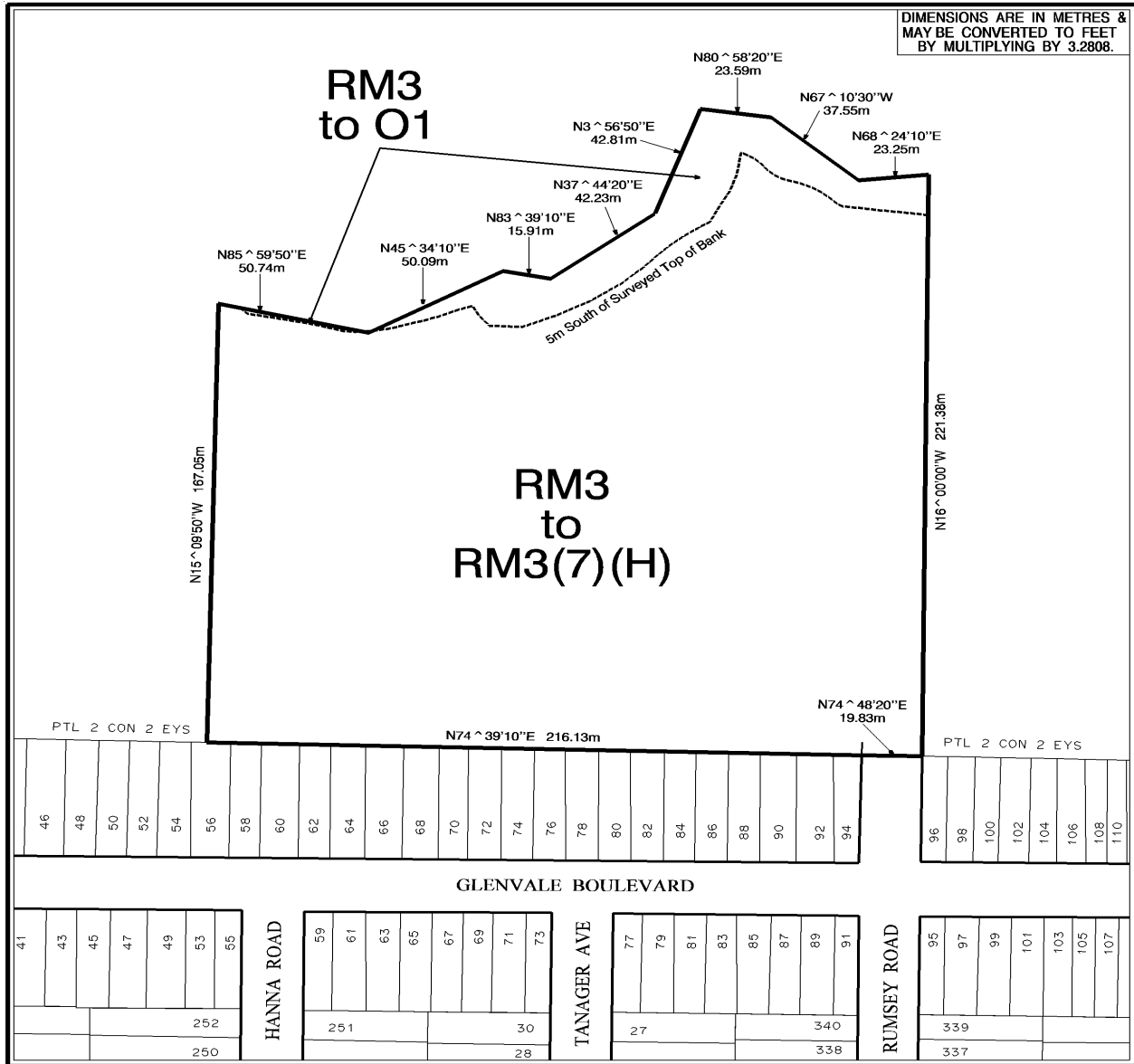
ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**



DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

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

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

**Location: Part of Lot 2 Concession 2 East of Yonge Street, City of Toronto**

<b>File:</b> UDZ-00-20	<b>Prepared by:</b> A.K.	<b>Approved by:</b> N.F.	<b>Date:</b> Feb. 12, 2002
			<b>Filename:</b> RM3(7)_1.dgn

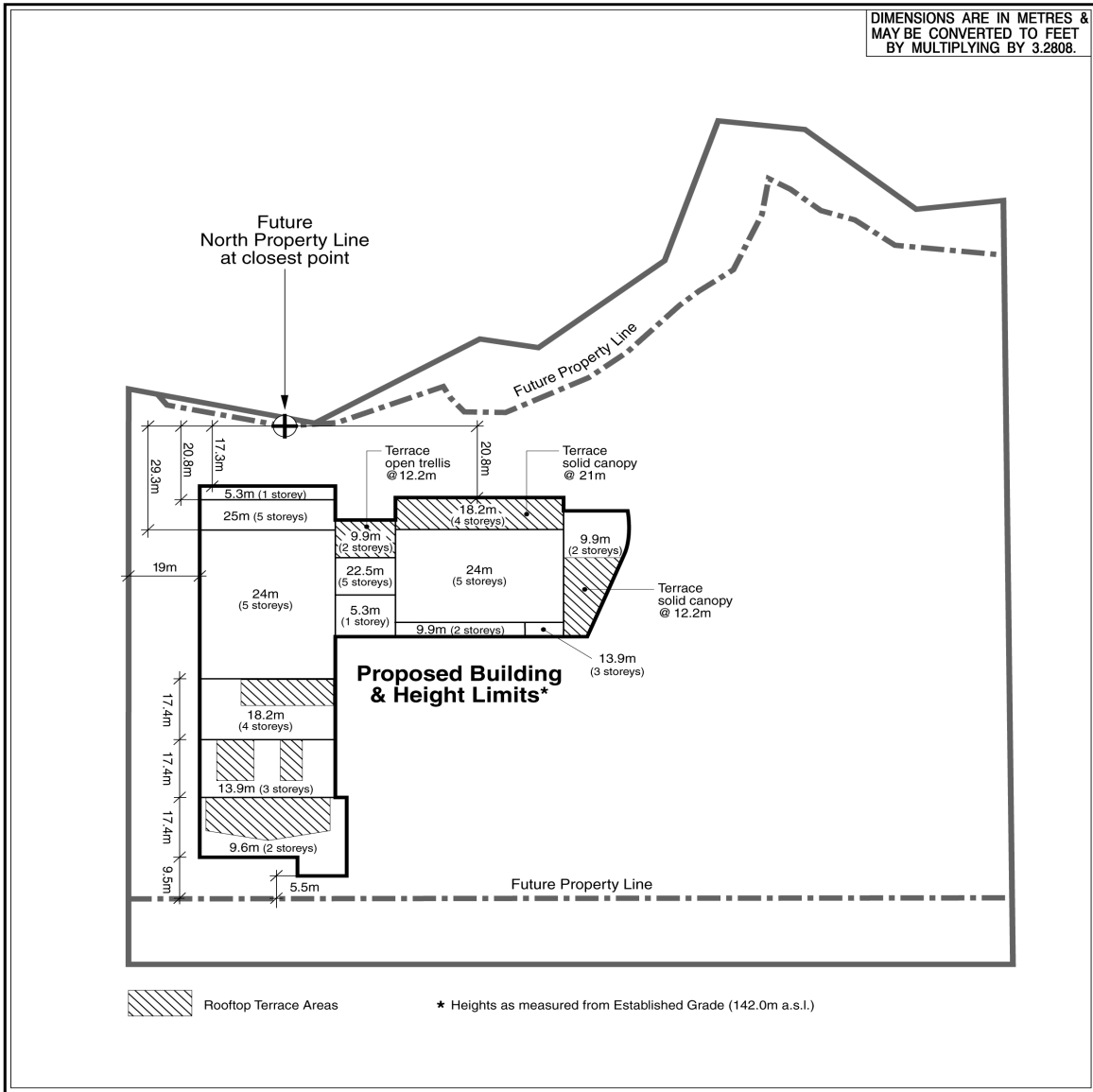
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.  
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.



SUBJECT  
PROPERTY



**SCHEDULE "RM3(7)"**



**This is Schedule " RM3(7) " to By-Law \_\_\_\_\_**

**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_**

(Sgd.) \_\_\_\_\_ (Sgd.) \_\_\_\_\_

CLERK MAYOR

**Location: Part of Lot 2 Concession 2 East of Yonge Street, City of Toronto**

File No. UDZ-00-20	Prepared by: A.K.	Approved by: N.F.	Date: Feb. 11, 2002
Filename: RM3(7).ai			

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.