

**CITY OF TORONTO**

**BY-LAW No. 190-2002(OMB)**

**To amend City of North York By-Law No. 7625 in respect of lands municipally known as  
35 Cedarcroft Boulevard.**

WHEREAS the Ontario Municipal Board, by way of Order issued on December 28, 2001, determined to amend the General Zoning By-law for the former City of North York;

THEREFORE:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York 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(110)            “RM6(110)”**

**EXCEPTION REGULATIONS**

- (a) The maximum number of all dwelling units in an apartment house shall be 207.
- (b) A total gross floor area of 20,793.6 square metres is permitted for use as an apartment house.

**SECTION 37 AGREEMENT**

- (c) Matters which are to be provided pursuant to Section 37 of the *Planning Act* in order to permit the increased maximum in total gross floor area authorized under subsection of this exception are:
  - (i) The owner of the subject lands shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities and matters referred to in (ii) below, which agreement may be registered against the title to the lands to which this By-law applies in the manner and to the extent specified in such agreement.
  - (ii) The owner of the subject lands, at the owner’s expense and in accordance with, and subject to the agreement referred to in (i) above, shall provide or fund the following facilities or matters on terms satisfactory to the City of Toronto:
    - (A) Rental Housing Protection
      - (I) The owner will ensure that, for a period of fifteen (15) years from the date this exception comes into force and effect, the existing rental apartment building

located upon the lands that are the subject of this exception will be preserved and maintained as rental housing stock.

- (II) The owner will ensure that no application for condominium conversion or for demolition will be made in respect of the said existing apartment building during the fifteen-year (15) period referred to in clause (c)(ii)(A)(I) above.

(B) Site Improvements

The owner shall pay to the City upon the execution of the agreement the sum of Twenty Thousand Dollars (\$20,000.00.00) to be applied by the City, in consultation with the tenants of the existing apartment building and the Commissioner of Urban Development Services, for the purpose of improving the existing apartment building and its grounds;

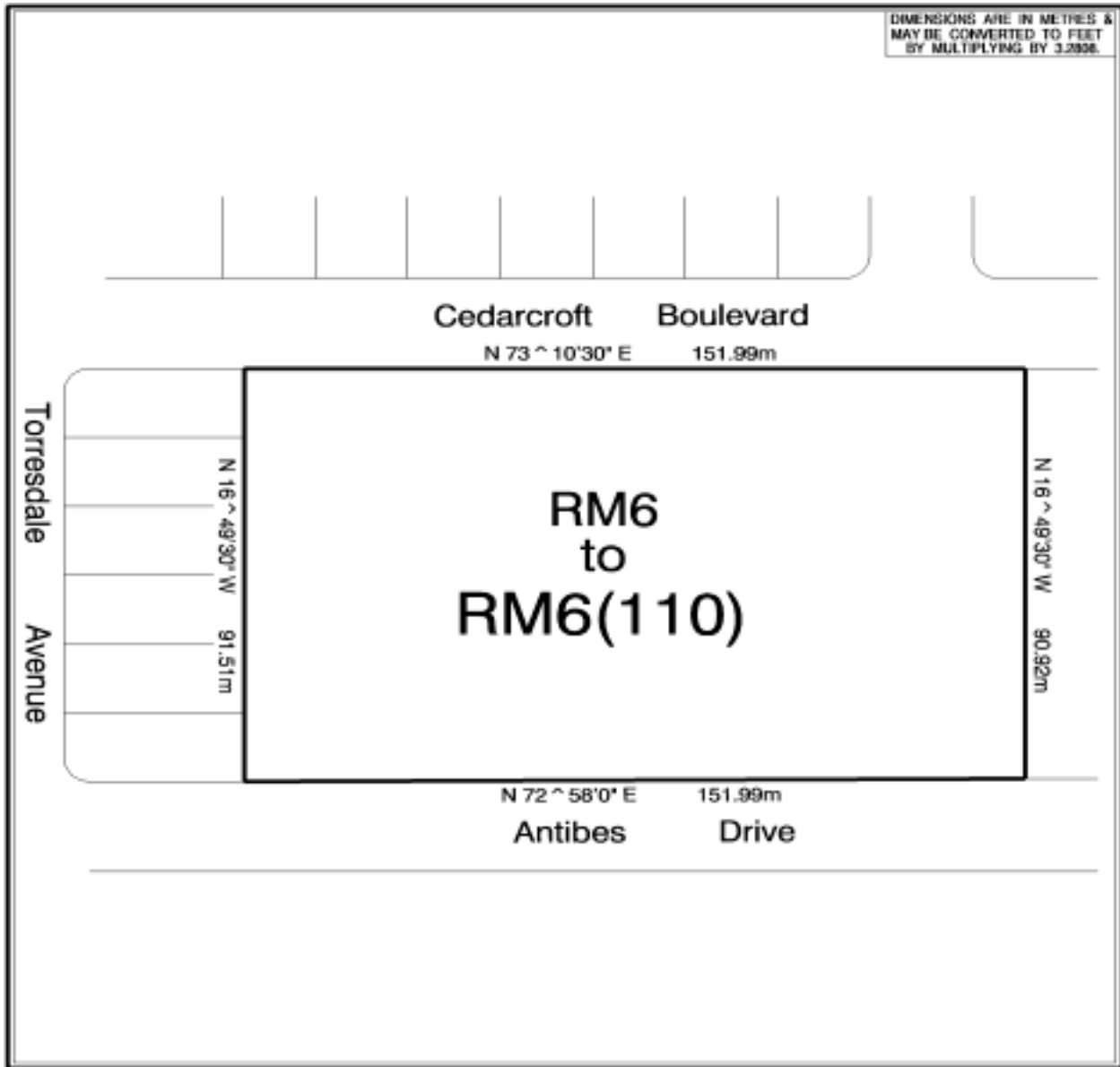
**EXCEPTION REGULATIONS**

- (d) The maximum number of multiple attached dwellings on the site shall be 56.
- (e) The maximum gross floor area for the multiple attached dwellings as shown on Schedule “RM6 (110)” shall be 6,310 square metres.
- (f) The yard setbacks and distances between buildings shall be as set out on Schedule “RM6 (110)”.
- (g) Any stairs and porches may project up to 4.5 metres into any yard setback.
- (h) Any bay window may project up to 0.6 metres into any yard setback.
- (i) The maximum height of buildings shall be shown on Schedule “RM6 (110)”.
- (j) The maximum lot coverage of all buildings shall be 25 %.
- (k) The provisions of Section 15.8 for landscaping shall not apply. A minimum of 1.5 square metres of outdoor private recreational amenity area per multiple attached dwelling unit shall be provided.
- (l) Parking spaces shall be provided in accordance with the following:
- (i) A minimum of one parking space per dwelling unit plus 1 visitor parking space for every 8 dwelling units shall be provided for the existing apartment house dwellings; and
- (ii) A minimum of 1.5 parking space per dwelling unit plus 0.25 visitor parking space per dwelling unit shall be provided for the multiple attached dwellings.

- (m) The provisions of Section 20-A.2.4.1 for distance between buildings and/or portions of buildings forming courts shall not apply.
  - (n) No loading space shall be required for the multiple attached dwellings.
  - (o) 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 of Schedule “RM6(110)”, attached to this by-law.

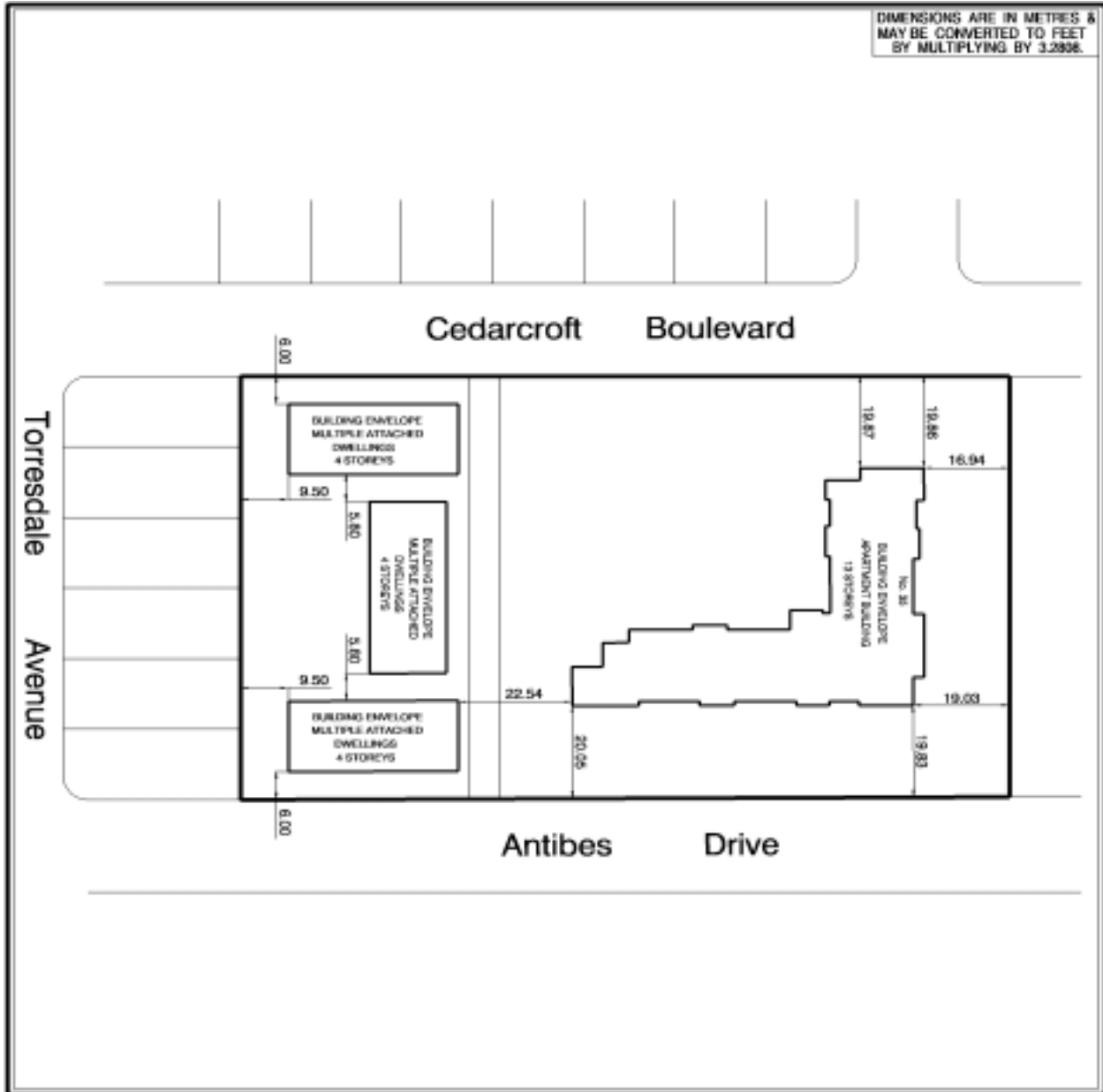
PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 28, 2001 IN BOARD FILE NO. PL001310.

**SCHEDULE "1"**



<p><b>This is Schedule " 1 " to By-Law _____</b>  <b>passed the _____ day of _____, 20 ____</b></p>					 <small>City Planning Division</small>  <b>SUBJECT PROPERTY</b> 
<p>(Sgd.) _____</p> <p>CLERK</p>		<p>(Sgd.) _____</p> <p>MAYOR</p>			
<p><b>Location:</b> _____</p>					
<p><b>File:</b> UDOZ-96-36</p>	<p><b>Prepared by:</b> A.A.</p>	<p><b>Approved by:</b> P.B.</p>	<p><b>Date:</b> SEPT. 13, 2001</p>	<p><b>Filename:</b> RM6(110)</p>	
<p>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.</p>					

**SCHEDULE "RM6(110)"**





**This is Schedule "RM6(110)" to By-Law \_\_\_\_\_**  
**passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_**

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

**Location:** \_\_\_\_\_

File No.UDOZ-96-36 Prepared by: A.A. Approved by: P.B. Date: SEPT. 13, 2001 Filename: RM6(110)

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 City Planning Division  
 Plans Section  
 SUBJECT PROPERTY  
