

Authority: North York Community Council Report No. 3, Clause No. 23,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: August 1, 2002

CITY OF TORONTO

BY-LAW No. 643-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 866-868 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*; and

WHEREAS Amendment No. 520 of the Official Plan of the former City of North York contains provisions relating to an increase in height and density of development;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” attached thereto.
2. Section 64.20-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.20-A(113) RM6(113)

DEFINITIONS

- | | | |
|-----------------|-----|---|
| Retirement Home | (a) | For the purposes of this exception, a “retirement home” means a multiple family dwelling containing dwelling rooms with a common lounge, kitchen and dining area. 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. |
| Dwelling Room | (b) | For the purposes of this exception, a “dwelling room” means 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 full kitchen facilities. |
| Building Height | (c) | For the purposes of this exception, “building height” shall not include a penthouse or other similar roof structure used to house the mechanical equipment of the building or used for residential amenity space. |

PERMITTED USES

- Permitted Uses (d) The only permitted uses shall be a retirement home with ancillary ground floor amenity uses for the exclusive use of residents.

EXCEPTION REGULATIONS

- Gross Floor Area (e) The maximum gross floor area shall be 7,539 m².
- Dwelling Rooms (f) The maximum number of dwelling rooms in the retirement home shall be 101, all of which shall be located above the ground floor.
- Yard Setbacks (g) The minimum yard setbacks shall be as shown on Schedule “RM6(113)”.
- Building Height (h) The maximum building height shall be as shown on Schedule “RM6(113)” and shall not exceed the measurement equal to the horizontal distance separating the building or structure from the relevant residential property line (RRPL) shown on Schedule “RM6(113)”.
- (i) The maximum height of a penthouse or other similar roof structure used to house the mechanical equipment of the building or floor area used for residential amenity space shall be 5.5 metres and the maximum gross floor area shall be 480 m².
- Lot Frontage (j) The minimum lot frontage shall be 44.9 metres.
- Window Projections (k) Any bay, bow or other window, with or without a foundation, may project up to 0.6 metres into the required minimum side yard setback.
- Parking (l) Parking shall be provided at a rate of 0.33 parking spaces per dwelling room.
- Loading (m) One loading space shall be provided.
- (n) The provisions of Section 6A(16)(a)(ii) shall not apply.
- Lot Coverage (o) There shall be no maximum lot coverage.
- Landscaping (p) A minimum 1.5 metre wide landscaping area shall be provided along the full extent of the rear property line.
- (q) A minimum 190 m² at-grade outdoor patio area shall be provided.
- (r) A minimum 250 m² roof-terrace shall be provided.
- (s) The provisions of Section 15.8 shall not apply.

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

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule “RM6(113)” attached to this By-law.

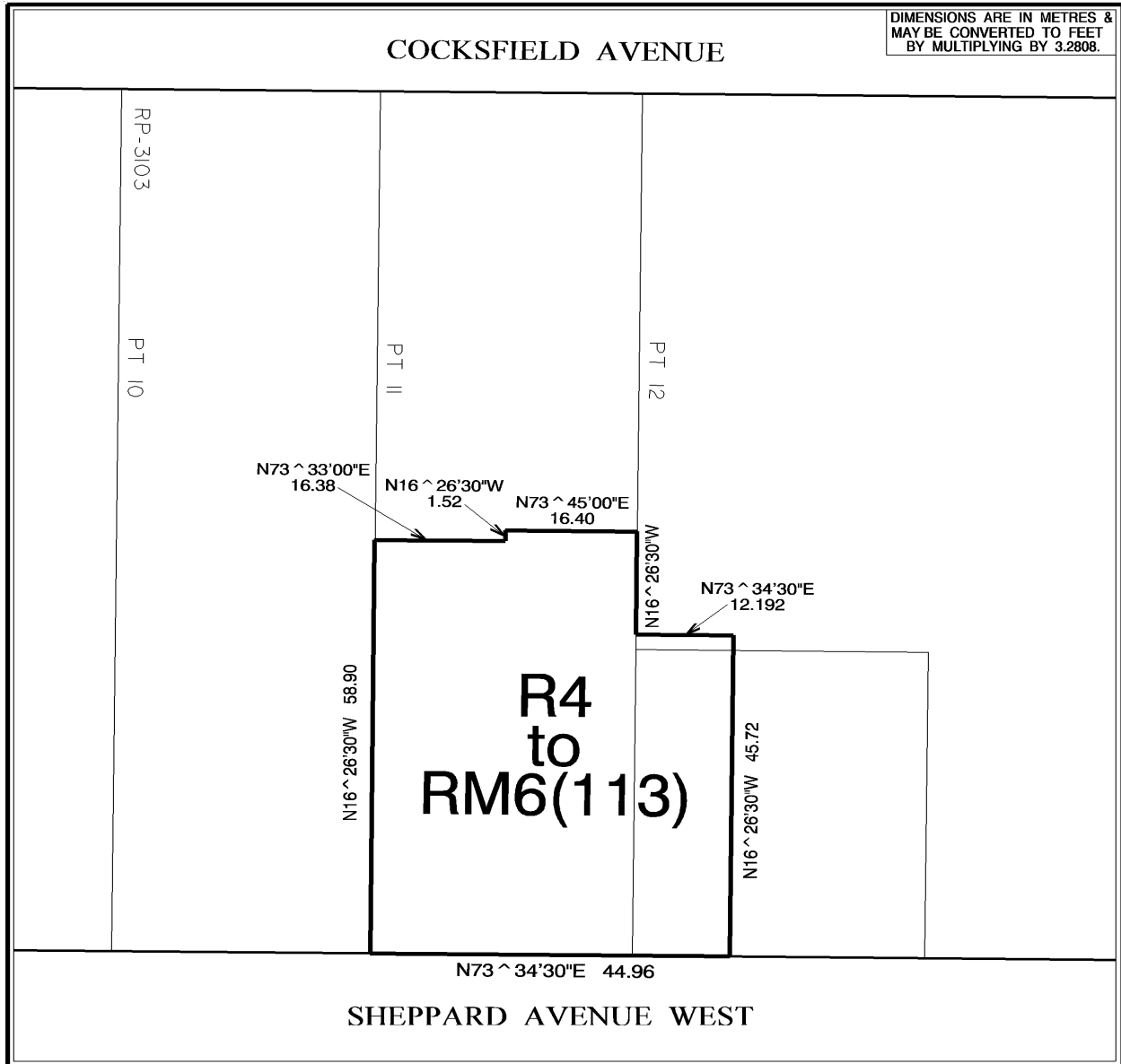
ENACTED AND PASSED this 1st day of August, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

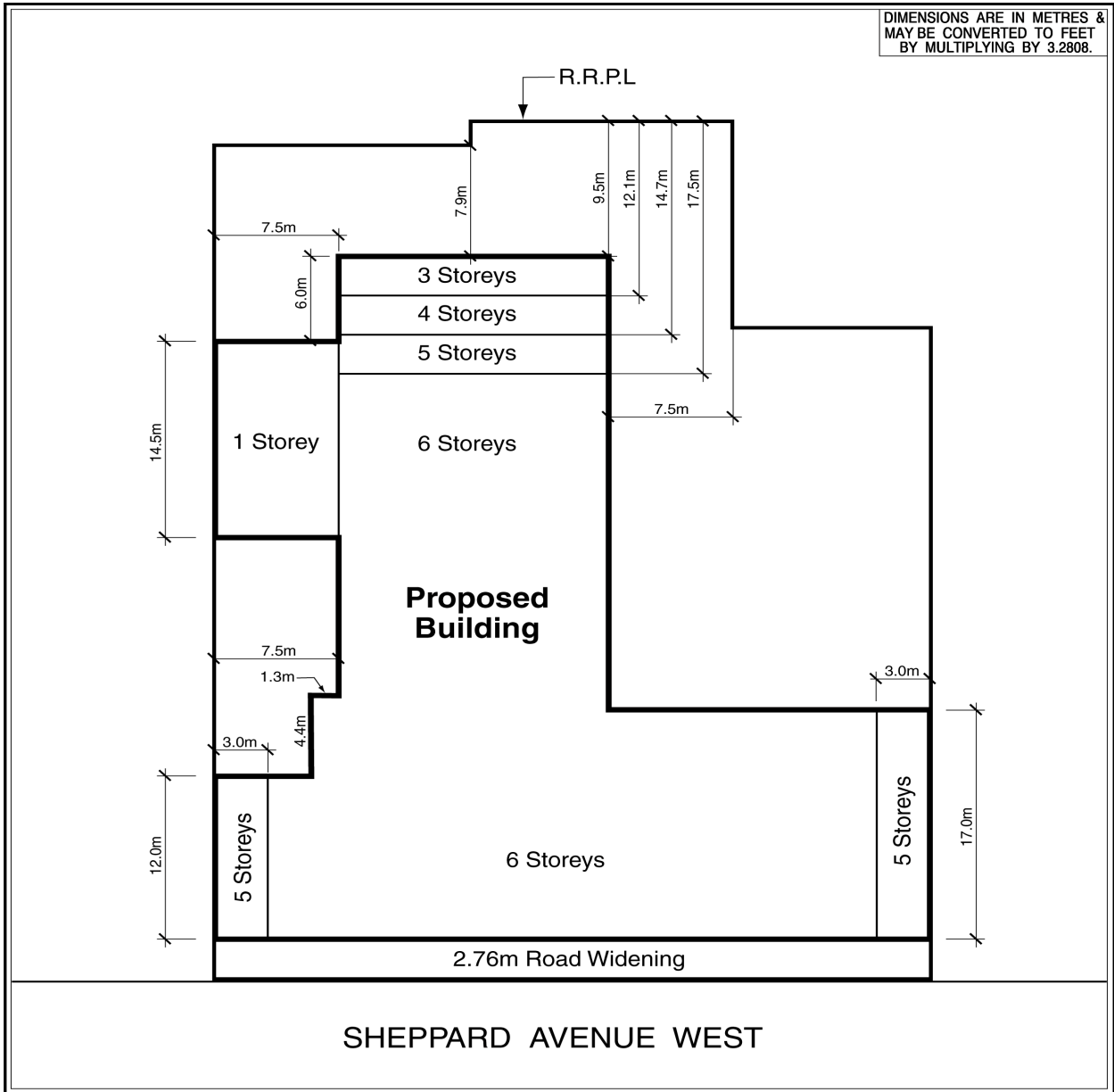
(Corporate Seal)

SCHEDULE "1"



<p>This is Schedule " 1 " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Part of Lot 11, Reg. Plan 3103 and Part of Lot 16, Con. 2 W. of Yonge St., City of Toronto</p>		
<p>File: TB CMB 2001 0004</p>	<p>Prepared by: A.K.</p>	<p>Approved by: D.M.</p>
<p>Date: March 11, 2002</p>	<p>Filename: RM6(113)</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(113)"



<p>This is Schedule "RM6(113)" to By-Law _____</p> <p>passed the _____ day of _____, 20__</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Part of Lot 11, Reg. Plan 3103 and Part of Lot 16, Con. 2 W. of Yonge St., City of Toronto</p>		
File No. TB CMB 2001 0004	Prepared by: A.K.	Approved by: D.M.
Date: Mar. 19, 2002	Filename: RM6(113).ai	
<p><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></p>		