

Authority: North York Community Council Report No. 12, Clause No. 22,
as adopted by City of Toronto Council on November 26, 27 and 28, 2002
Enacted by Council: November 29, 2002

CITY OF TORONTO

BY-LAW No. 1094-2002

To amend City of North York By-law No. 7625 in respect of lands municipally known as 1015, 1019 and 1181 Sheppard Avenue East.

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 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64 of By-law No. 7625 of the former City of North York is amended by adding the following:

“64.23(107) C1(107)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.

PERMITTED USES

- (c) The following shall be the only uses permitted:

Apartment house dwelling including accessory private recreational amenity area
Automatic laundry shop
Bank
Business and professional office
Custom workshop making articles to be sold at retail on the premises
Dry cleaning and laundry collecting establishment
Financial institution

Live-work use
Personal service shop
Professional medical office
Public library
Restaurant including accessory outdoor cafe
Retail store
Studio
Take-out restaurant

- (d) A below grade or surface parking lot not associated with a building containing a permitted use shall not be permitted.
- (e) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

(f) Live-work Use

(i) A live-work use shall

- (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
- (B) Be located only on the street level and the next level above of an apartment house dwelling; and
- (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

(g) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

(h) Front Lot Line

The front lot line shall be the Sheppard Avenue street line.

(i) Yard Setbacks

- (i) The minimum and maximum front yard setback shall be 5 metres.
- (ii) The minimum east yard setback shall be 4.5 metres for an apartment house dwelling, and 0 metres for any other use.
- (iii) The west yard setback shall be minimum 3 metres and maximum 6 metres.

(iv) The minimum rear yard setback shall be 3 metres.

(j) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard and west yard setbacks.

(k) Gross Floor Area

The maximum gross floor area shall be 11,000 m².

(l) Building Height

(i) Minimum and maximum 2 storeys and 7.5 metres within 8 metres of the Sheppard Avenue street line and within 6 metres of the west lot line.

(ii) Maximum 6 storeys and 18.4 metres beyond 8 metres to 30 metres of the Sheppard Avenue street line.

(iii) Maximum 8 storeys and 24 metres beyond 30 metres of the Sheppard Avenue street line.

(m) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(n) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(o) Landscaping

No minimum area of landscaping shall be required.

(p) 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.
- (q) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided
 - (r) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.
 - (s) No parking spaces shall be required for live-work uses located within the apartment house dwelling.
 - (t) Severance

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.

64.20-A(121) RM6(121)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.
- (c) For the purpose of this exception, “established grade” is defined as 156 metres above sea level.

PERMITTED USES

- (d) The following shall be the only uses permitted:

Apartment house dwelling including accessory private recreational amenity area
Day nursery

Dry cleaning and laundry collecting establishment, accessory to an apartment house dwelling

Live-work use

Personal service shop, accessory to an apartment house dwelling

- (e) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (f) Live-work Use

- (i) A live-work use shall

- (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
- (B) Be located only on the street level and the next level above of an apartment house dwelling; and
- (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

- (g) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

- (h) Front Lot Line

The front lot line shall be the west property line.

- (i) Yard Setbacks

- (i) The front yard setback shall be minimum 3 metres and maximum 6 metres.
- (ii) The east yard setback shall be minimum 4.5 metres.
- (iii) The north yard setback shall be minimum 3 metres.
- (iv) The south yard setback shall be minimum 4.5 metres and maximum 6 metres.

- (j) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard and south yard setbacks.

(k) Gross Floor Area

The maximum gross floor area shall be 23,750 m².

(l) Building Height

- (i) Minimum and maximum 2 storeys and 7.5 metres within 6 metres of the front lot line and within 7.5 metres of the south lot line.
- (ii) Maximum 12 storeys and 35.2 metres beyond 6 metres of the front lot line.

(m) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(n) Private Recreational Amenity Area

- (i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.
- (ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(o) Landscaping

No minimum area of landscaping shall be required.

(p) 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.

(q) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

- (r) No parking shall be required for live-work uses located within the apartment house dwelling.
- (s) Severance

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.

64.23(108) C1(108)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.
- (c) For the purpose of this exception, “established grade” is defined as 151 metres above sea level.

PERMITTED USES

- (d) The following shall be the only uses permitted:

- Apartment house dwelling including accessory private recreational amenity area
- Bank
- Business and professional office
- Day nursery
- Dry cleaning and laundry collecting establishment
- Financial institution
- Live-work use
- Multiple attached dwelling
- Personal service shop
- Professional medical office
- Restaurant
- Retail store
- Take-out restaurant

- (e) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

(f) Live-work Use

(i) A live-work use shall

- (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
- (B) Be located only on the street level and the next level above of an apartment house dwelling; and
- (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

(g) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

(h) Front Lot Line

The front lot line shall be the south property line.

(i) Yard Setbacks

- (i) The front yard setback shall be minimum 4.5 metres and maximum 6 metres.
- (ii) The east side yard setback shall be minimum 3 metres.
- (iii) The west side yard setback shall be minimum 3 metres.
- (iv) The rear yard setback shall be minimum 4.5 metres.

(j) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard and east side yard setbacks.

(k) Gross Floor Area

The maximum gross floor area shall be 7,500 m².

(l) Building Height

- (i) Minimum and maximum 2 storeys and 7.5 metres within 7.5 metres of the

front lot line and within 6.0 metres of the east lot line.

(ii) Maximum 12 storeys and 35.2 metres beyond 7.5 metres of the front lot line.

(m) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(n) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(o) Landscaping

No minimum area of landscaping shall be required.

(p) A minimum of 25% of all dwelling units in an apartment house dwelling 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.

(q) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(r) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.

(s) No parking shall be required for live-work uses located within the apartment house dwelling.

(t) Severance

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.

64.20-A(122) RM6(122)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.

PERMITTED USES

- (c) The following shall be the only uses permitted:
 - (i) Within 30 metres of the Sheppard Avenue street line:
 - Apartment house dwelling including accessory private recreational amenity area
 - Automatic laundry shop
 - Bank
 - Business and professional office
 - Commercial school
 - Custom workshop making articles to be sold at retail on the premises
 - Day nursery
 - Dry cleaning and laundry collecting establishment
 - Financial institution
 - Fitness centre
 - Live-work use
 - Personal service shop
 - Professional medical office
 - Public library
 - Restaurant including accessory outdoor cafe
 - Retail store
 - Studio
 - Take-out restaurant

- (ii) Beyond 30 metres of the Sheppard Avenue street line:
 - Apartment house dwelling including accessory private recreational amenity area
 - Day nursery
 - Dry cleaning and laundry collecting establishment, accessory to an apartment house dwelling
 - Live-work use
 - Personal service shop, accessory to an apartment house dwelling

- (d) Communications towers shall not be permitted.

SECTION 37 AGREEMENT

- (e) The owner of the lands zoned RM6(122) 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 (k) of this exception:
 - (i) A maximum gross floor area of 2,128 m² (density incentive) plus 532 m² (density exemption) for the provision of a 52 space 532 m² finished, furnished and equipped day nursery.
 - (ii) The provision of 290 m² of outdoor play space contiguous to a day nursery.

EXCEPTION REGULATIONS

- (f) Live-work Use
 - (i) A live-work use shall
 - (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
 - (B) Be located only on the street level and the next level above of an apartment house dwelling; and
 - (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

(g) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

(h) Front Lot Line

The front lot line shall be the Sheppard Avenue street line.

(i) Yard Setbacks

(i) The minimum and maximum front yard setback shall be 5 metres.

(ii) The east side yard setback shall be minimum 3 metres and maximum 6 metres.

(iii) The west side yard setback shall be minimum 4.5 metres for an apartment house dwelling, and 3 metres for any other use.

(iv) The south yard setback shall be minimum 3 metres.

(j) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard and east side yard setbacks.

(k) Gross Floor Area

The maximum gross floor area shall be 28,000 m².

(l) Building Height

(i) Minimum and maximum 2 storeys and 7.5 metres within 8 metres of the Sheppard Avenue street line and within 6 metres of the east lot line.

(ii) Maximum 2 storeys and 7.5 metres within 6 metres of the south lot line.

(iii) Maximum 6 storeys and 18.4 metres beyond 8 metres to 30 metres of the Sheppard Avenue street line.

(iv) Maximum 8 storeys and 24 metres within 55 metres of the west lot line and beyond 30 metres of the Sheppard Avenue streetline.

(v) Maximum 12 storeys and 35.2 metres beyond 30 metres of the Sheppard Avenue streetline and beyond 6 metres of the east lot line.

(m) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(n) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(o) Landscaping

No minimum area of landscaping shall be required.

(p) 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.

(q) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(r) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.

(s) No parking spaces shall be required for live-work uses located within the apartment house dwelling.

(t) Severance

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.

64.37(26) O1(26)

PERMITTED USES

- (a) In addition to the uses permitted in the O1 Zone, a public library shall also be permitted.
- (b) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (c) There shall be no minimum yard setbacks.
- (d) The maximum building height shall be 3 storeys.
- (e) The parking requirement for a community centre and public library shall be a maximum of 1 parking space per 28 m² of gross floor area.

64.20-A(123) RM6(123)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “established grade” is defined as 155.5 metres above sea level.

PERMITTED USES

- (c) The following shall be the only uses permitted:
 - Apartment house dwelling including accessory private recreational amenity area
 - Day nursery
 - Dry cleaning and laundry collecting establishment, accessory to an apartment house dwelling.
- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Lot Area, Lot Coverage, Lot Frontage
 - There shall be no lot area, lot coverage and lot frontage requirements.

(f) Front Lot Line

The front lot line shall be the north property line.

(g) Yard Setbacks

(i) The front yard setback shall be minimum 4.5 metres and maximum 6 metres.

(ii) The east side yard setback shall be minimum 3 metres and maximum 6 metres.

(iii) The west side yard setback shall be minimum 3 metres and maximum 6 metres.

(iv) The rear yard setback shall be minimum 3 metres and maximum 6 metres.

(h) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum yard setbacks.

(i) Gross Floor Area

The maximum gross floor area shall be 57,000 m².

(j) Building Height

(i) Minimum and maximum 2 storeys and 7.5 metres within 7.5 metres of the front lot line and within 6 metres of the east, west and south lot lines.

(ii) Maximum 12 storeys and 35.2 metres within 30 metres of the front lot line.

(iii) Maximum 15 storeys and 43.6 metres beyond 30 metres of the front lot line.

(k) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(l) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum

of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(m) Landscaping

No minimum area of landscaping shall be required.

(n) 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.

(o) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(p) Severance

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.

64.20-A(124) RM6(124)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “established grade” is defined as 158 metres above sea level.

PERMITTED USES

(c) The following shall be the only uses permitted:

Apartment house dwelling including accessory private recreational amenity area
Day nursery
Dry cleaning and laundry collecting establishment, accessory to an apartment

- house dwelling
- Multiple attached dwelling
- Personal service shop, accessory to an apartment house dwelling
- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Multiple attached dwellings shall only be permitted to locate within 47 metres of the west lot line.

- (f) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

- (g) Front Lot Line

The front lot line shall be the north property line.

- (h) Yard Setbacks

- (i) The front yard setback shall be minimum 3 metres and maximum 6 metres.

- (ii) The east side yard setback shall be minimum 4.5 metres.

- (iii) The west side yard setback shall be minimum 4.5 metres.

- (iv) The rear yard setback above and below grade shall be minimum 13.7 metres.

- (i) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard setback.

- (j) Gross Floor Area

The maximum gross floor area shall be 69,250 m².

- (k) Building Height

- (i) Minimum 2 storeys and 7.5 metres and maximum 3 storeys and 11 metres within 12 metres of the front and east lot lines and within 47 metres of the west lot line.

- (ii) Maximum 15 storeys and 43.6 metres beyond 47 metres to 100 metres of the west lot line.

- (iii) Maximum 28 storeys and 80 metres beyond 12 metres of the front and east

lot lines and beyond 100 metres of the west lot line.

(l) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(m) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(n) Landscaping

No minimum area of landscaping shall be required.

(o) 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.

(p) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(q) Severance

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.

64.20-A(125) RM6(125)**DEFINITIONS**

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “established grade” is defined as 154 metres above sea level.

PERMITTED USES

- (c) The following shall be the only uses permitted:

- Apartment house dwelling including accessory private recreational amenity area
- Day nursery
- Dry cleaning and laundry collecting establishment, accessory to an apartment house dwelling
- Personal service shop, accessory to an apartment house dwelling

- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

- (f) Yard Setbacks

The minimum yard setbacks shall be as shown on Schedule “RM6(125)”.

- (g) Canopy Encroachment

A canopy shall be permitted to encroach into the minimum front yard setback.

- (h) Gross Floor Area

The maximum gross floor area shall be 54,000 m².

- (i) Building Height

The minimum and maximum building heights shall be as shown on Schedule “RM6(125)”.

(j) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(k) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(l) Landscaping

No minimum area of landscaping shall be required.

(m) 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.

(n) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(o) Severance

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.

64.20-A(126) RM6(126)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “established grade” is defined as 152 metres above sea level.

PERMITTED USES

- (c) The following shall be the only uses permitted:
 - Apartment house dwelling including accessory private recreational amenity area
 - Day nursery
 - Dry cleaning and laundry collecting establishment, accessory to an apartment house dwelling
 - Personal service shop, accessory to an apartment house dwelling
- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Lot Area, Lot Coverage, Lot Frontage
 - There shall be no lot area, lot coverage and lot frontage requirements.
- (f) Front Lot Line
 - The front lot line shall be the west property line.
- (g) Yard Setbacks
 - (i) The front yard setback shall be minimum 3 metres and maximum 6 metres.
 - (ii) The north side yard setback shall be minimum 4.5 metres.
 - (iii) The south side yard setback shall be minimum 4.5 metres.
 - (iv) The rear yard setback shall be minimum 3 metres.
- (h) Canopy Encroachment
 - A canopy shall be permitted to encroach into the minimum front and north side yard

setbacks.

(i) Gross Floor Area

The maximum gross floor area shall be 31,300 m².

(j) Building Height

(i) Within 30 metres of the north lot line

(A) Minimum 2 storeys and 7.5 metres and maximum 3 storeys and 11 metres within 6 metres of the front lot line and within 7.5 metres of the north lot line.

(B) Maximum 12 storeys and 35.2 metres within 30 metres of the north lot line.

(ii) Beyond 30 metres of the north lot line

(A) Minimum 2 storeys and 7.5 metres and maximum 3 storeys and 11 metres within 12 metres of the front lot line.

(B) Maximum 28 storeys and 80 metres beyond 12 metres of the front lot line and beyond 30 metres of the north lot line.

(k) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(l) Private Recreational Amenity Area

(i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.

(ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(m) Landscaping

No minimum area of landscaping shall be required.

- (n) 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.
- (o) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.
- (p) Severance

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.

64.23(110) C1(110)

PERMITTED USES

- (a) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (b) The maximum gross floor area shall be 0 m².

64.23(111) C1(111)

PERMITTED USES

- (a) The following shall be the only uses permitted:

- Automatic laundry shop
- Bank
- Business and professional office
- Commercial school
- Day nursery
- Dry cleaning and laundry collecting establishment
- Financial institution
- Fitness centre

Personal service shop
 Professional medical office
 Restaurant including accessory outdoor cafe
 Retail store
 Take-out restaurant

- (b) Communications towers shall not be permitted.

SECTION 37 AGREEMENT

- (c) The owner of the lands zoned C1(111) 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 (g) of this exception:
- (i) A maximum gross floor area of 2,944 m² (density incentive) plus 736 m² (density exemption) for the provision of a finished, furnished and equipped day nursery.
- (ii) The provision of 401 m² of outdoor play space contiguous to a day nursery.

EXCEPTION REGULATIONS

- (d) Lot Area and Lot Coverage

There shall be no lot area and lot coverage requirements.

- (e) Front Lot Line

The front lot line shall be the south lot line.

- (f) Yard Setbacks

- (i) The front yard setback shall be minimum 4.5 metres.
- (ii) The east side yard setback for any building excluding a parking structure shall be minimum 30 metres.
- (iii) For a parking structure, the east side yard setback shall be minimum 3 metres.

(iv) The west side yard setback shall be minimum 3 metres.

(v) The north yard setback shall be minimum 3 metres.

(g) Gross Floor Area

The maximum gross floor area shall be 37,500 m².

(h) Building Height

(i) Minimum 2 storeys and 7.5 metres and maximum 3 storeys and 12 metres within 7.5 metres of the front lot line and within 6 metres of the north and west lot lines.

(ii) Maximum 3 storeys and 12 metres within 12 metres of the front, north and west lot lines.

(iii) Maximum 20 storeys and 76 metres beyond 12 metres of the front, north and west lot lines.

(i) Outdoor Open Space

A minimum outdoor open space area equal to 4% of the gross floor area shall be provided.

(j) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.

(k) Severance

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.

64.23(112) C1(112)

DEFINITIONS

(a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.

(b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.

PERMITTED USES

- (c) The following shall be the only uses permitted:

Apartment house dwelling including accessory private recreational amenity area
Bank
Business and professional office
Commercial school
Day nursery
Dry cleaning and laundry collecting establishment
Financial institutional
Fitness centre
Hotel
Live-work use
Personal service shop
Professional medical office
Restaurant including accessory outdoor café
Retail store
Take-out restaurant

- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Live-work Use

- (i) A live-work use shall

- (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
- (B) Be located only on the street level and the next level above of an apartment house dwelling; and
- (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

- (f) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

- (g) Front Lot Line

The front lot line shall be the north lot line.

(h) Yard Setbacks

- (i) The front yard setback shall be minimum 4.5 metres.
- (ii) The east yard setback for any building excluding a parking structure shall be minimum 30 metres.
- (iii) For a parking structure, the east yard setback shall be minimum 3 metres.
- (iv) The west yard setback shall be minimum 3 metres.
- (v) The south yard setback shall be minimum 4.5 metres.

(i) Gross Floor Area

The maximum gross floor area shall be 50,500 m².

(j) Building Height

- (i) Minimum 2 storeys and 7.5 metres and maximum 3 storeys and 12 metres within 7.5 metres of the front and south lot lines and within 6 metres of the west lot line.
- (ii) Maximum 3 storeys and 12 metres within 12 metres of the front, south and west lot lines.
- (iii) Maximum 28 storeys and 80 metres beyond 12 metres of the front, south and west lot lines.

(k) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(l) Private Recreational Amenity Area

- (i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.
- (ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(m) Outdoor Open Space

For all uses except an apartment house dwelling, a minimum outdoor open space area equal to 4% of the gross floor area for that portion of the building shall be provided.

(n) 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.

(o) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.

(p) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.

(q) No parking shall be required for live-work uses located within the apartment house dwelling.

(r) Severance

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.

64.23(113) C1(113)**DEFINITIONS**

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit having access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “live-work uses” are defined as the following uses located within a dwelling unit: artist studio, business and professional office, commercial school, custom workshop, personal service shop, professional medical office, retail store, or service shop uses.

PERMITTED USES

- (c) The following shall be the only uses permitted:

Apartment house dwelling including accessory private recreational amenity area
Bank
Business and professional office
Commercial school
Day nursery
Dry cleaning and laundry collecting establishment
Financial institutional
Fitness centre
Hotel
Live-work use
Personal service shop
Professional medical office
Restaurant including accessory outdoor cafe
Retail store
Take-out restaurant

- (d) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (e) Live-work Use

- (i) A live-work use shall

- (A) Occupy not more than 30% of the total gross floor area of the dwelling unit in which it is located;
- (B) Be located only on the street level and the next level above of an apartment house dwelling; and
- (C) Be conducted only by a member or members of the household who reside in the dwelling unit, and the dwelling unit is their principal residence.

- (f) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

- (g) Front Lot Line

The front lot line shall be the west lot line.

(h) Yard Setbacks

- (i) The front yard setback shall be minimum 3 metres and maximum 6 metres.
- (ii) The east yard setback shall be minimum 3 metres.
- (iii) The north side yard setback shall be minimum 3 metres and maximum 6 metres.
- (iv) The south side yard setback shall be minimum 4.5 metres.

(i) Gross Floor Area

- (i) The maximum gross floor area shall be 42,000 m².

(j) Building Height

- (i) Minimum and maximum 2 storeys and 7.5 metres within 6 metres of the front, north and east lot lines.
- (ii) Minimum and maximum 2 storeys and 7.5 metres within 7.5 metres of the south lot line.
- (iii) Maximum 12 storeys and 35.2 metres beyond 6 metres of the front, north and east lot lines and beyond 7.5 metres of the south lot line.

(k) Locker Space

A minimum of 1 locker per dwelling unit shall be provided with a minimum area of 1.6 m².

(l) Private Recreational Amenity Area

- (i) A minimum of 1.5 m² of outdoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided.
- (ii) A minimum of 1.5 m² of indoor private recreational amenity area per dwelling unit in an apartment house dwelling shall be provided, of which a maximum of 1.5 m² per dwelling unit shall be exempted from the calculation of gross floor area.

(m) Outdoor Open Space

For all uses except an apartment house dwelling, a minimum outdoor open space area equal to 4% of the gross floor area for that portion of the building shall be provided.

- (n) 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.
- (o) A minimum of 1.25 parking spaces per dwelling unit to a maximum of 1.5 parking spaces per dwelling unit, of which 0.25 parking spaces per dwelling unit is reserved for visitor parking shall be provided.
- (p) A minimum of 1 parking space per 95 m² of gross floor area to a maximum of 1 parking space per 48 m² of gross floor area shall be provided for business and professional offices.
- (q) No parking shall be required for live-work uses located within the apartment house dwelling.
- (r) Severance

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.

64.23(109) C1(109)

PERMITTED USES

- (a) Communications towers shall not be permitted.

EXCEPTION REGULATIONS

- (b) The maximum gross floor area shall be 0 m².

- 3. Section 64.20-A(125) of By-law No. 7625 is amended by adding the attached Schedule "RM6(125)".

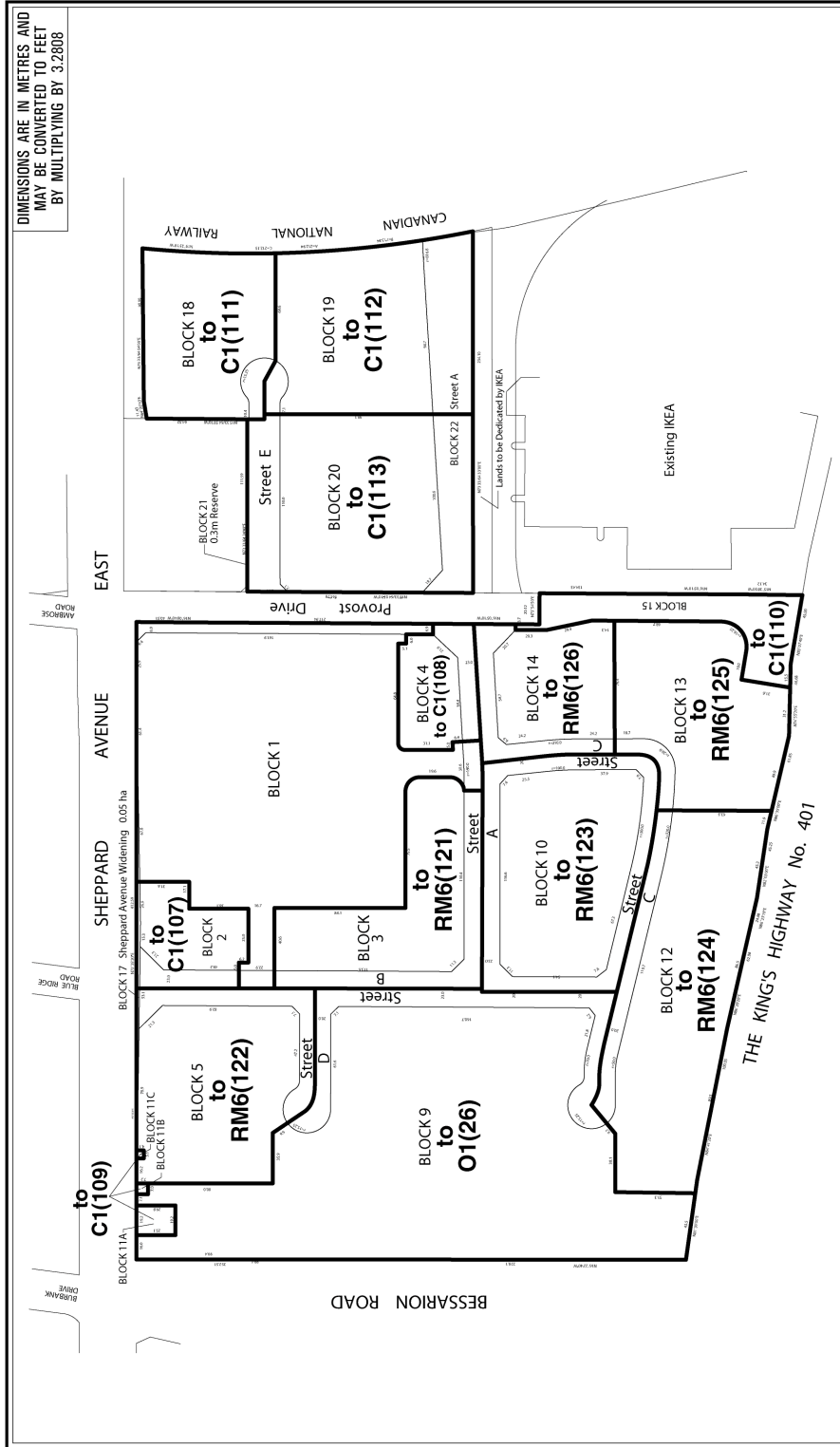
ENACTED AND PASSED this 29th day of November, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"

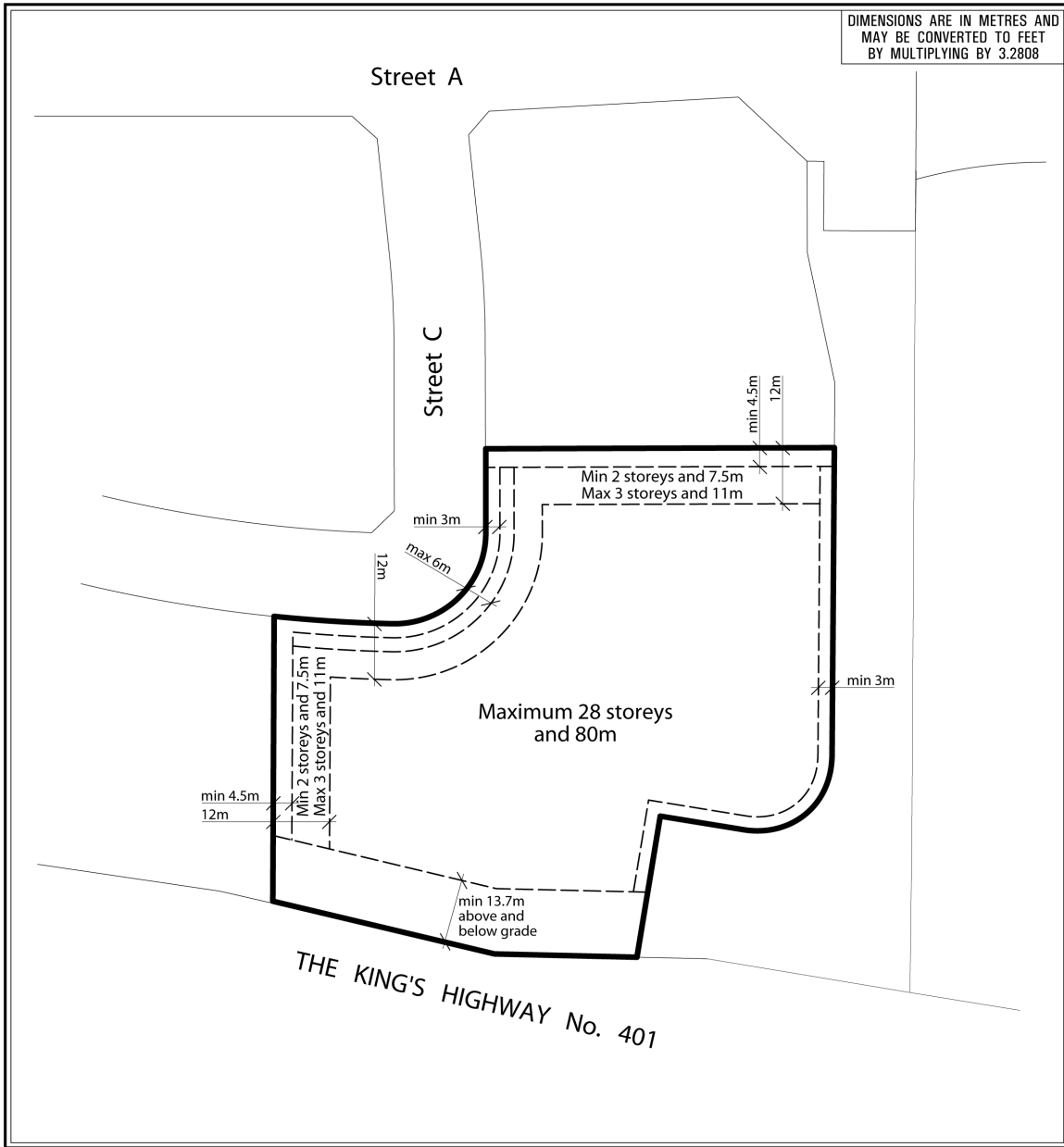


DIMENSIONS ARE IN METRES AND
MAY BE CONVERTED TO FEET
BY MULTIPLYING BY 3.2808

<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto;"></div> SUBJECT PROPERTY	
This is Schedule "1" to By-Law _____, passed the _____ day of _____, 20____ (Sgd.) (Sgd.)	
CLERK	MAYOR
Location: Part of Lots 14 & 15, Con. 2, East of Yonge Street 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.	

File No. UD0Z-00-02
 Prepared by: A.K.
 Approved by: N.S.
 Date: OCT. 25, 2002
 Filename: CIC_Schedule 1.ai

SCHEDULE "RM6(125)"



<p>This is Schedule " RM6(125) " to By-Law _____</p> <p>passed the _____ day of _____, 20__</p>		 City Planning North SUBJECT PROPERTY
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lots 14 & 15, Con. 2, East of Yonge Street, City of Toronto		
File No. UDOZ-00-02	Prepared by: A.K.	Approved by: N.S.
Date: Oct. 15, 2002		Filename: RM6(125).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.		