

Authority: Toronto North Community Council Report No. 3, Clause No. 36, as adopted by
City of Toronto Council at its Special meeting held on April 15 and 16, 2004
Enacted by Council: June 24, 2004

CITY OF TORONTO

BY-LAW No. 530-2004

To amend former City of North York By-law No. 7625 with respect to lands known municipally as 55 and 61 Drewry Avenue.

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 64.16 of By-law No. 7625, as amended, is amended by adding the following subsection:

“64.16 RM1(58)

DEFINITIONS

- (a) **GROSS FLOOR AREA**

For the purposes of this exception, “gross floor area” shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as balconies, but excluding:

- (i) any part of the building used for mechanical floor area;
- (ii) any space used exclusively for motor vehicle parking; and
- (iii) the floor area of unenclosed residential balconies’.

PERMITTED USES

- (b) The only permitted uses shall be multiple attached dwellings.

EXCEPTION REGULATIONS

MAXIMUM NUMBER OF DWELLING UNITS

- (c) The maximum number of dwelling units is 16.

MAXIMUM GROSS FLOOR AREA

- (d) The maximum gross floor area permitted on the net site is 3,500 m².

BUILDING HEIGHT

- (e) The building height shall not exceed 11.5 m above grade and shall not exceed 3 storeys. For the purpose of this exception, “Established Grade” shall be considered to be the geodetic elevation of 192.44 as measured at the centre line of Drewry Avenue in front of the site.

BUILDING ENVELOPE

- (f) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule “RM1(58)”.

PARKING

- (g) Two parking spaces per dwelling unit shall be provided on the net site, with one parking space located in the garage and one parking space located on the driveway for each of the units.

LOT COVERAGE

- (h) The maximum permitted lot coverage is 48.5 per cent of the net site.

LANDSCAPING

- (i) A minimum of 600 m² of landscaping shall be provided on the net site.

YARD SETBACKS AND DISTANCES BETWEEN BUILDINGS

- (j) The minimum yard setbacks shall be as shown on Schedule “RM1(58)”.

PERMITTED PROJECTIONS, DECKS AND OVERVIEW

- (k) Balconies and decks shall not be permitted on the north, south and east elevations or above the second storey level on the west elevation.

OTHER REGULATIONS

- (l) provisions of Section 16.2.1 (Lot Area) shall not apply.
- (m) provisions of Section 16.2.3 (Street Frontage) shall not apply.
- (n) The provisions of Section 16.3.2 (Distance Between Buildings) shall not apply.

- (o) Notwithstanding any severance, partition or division of the site shown on Schedule “RM1(58)”, the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred.”
- 3. Section 64.16 of By-law No. 7625 is amended by adding Schedule “RM1(58)” attached to this By-law.

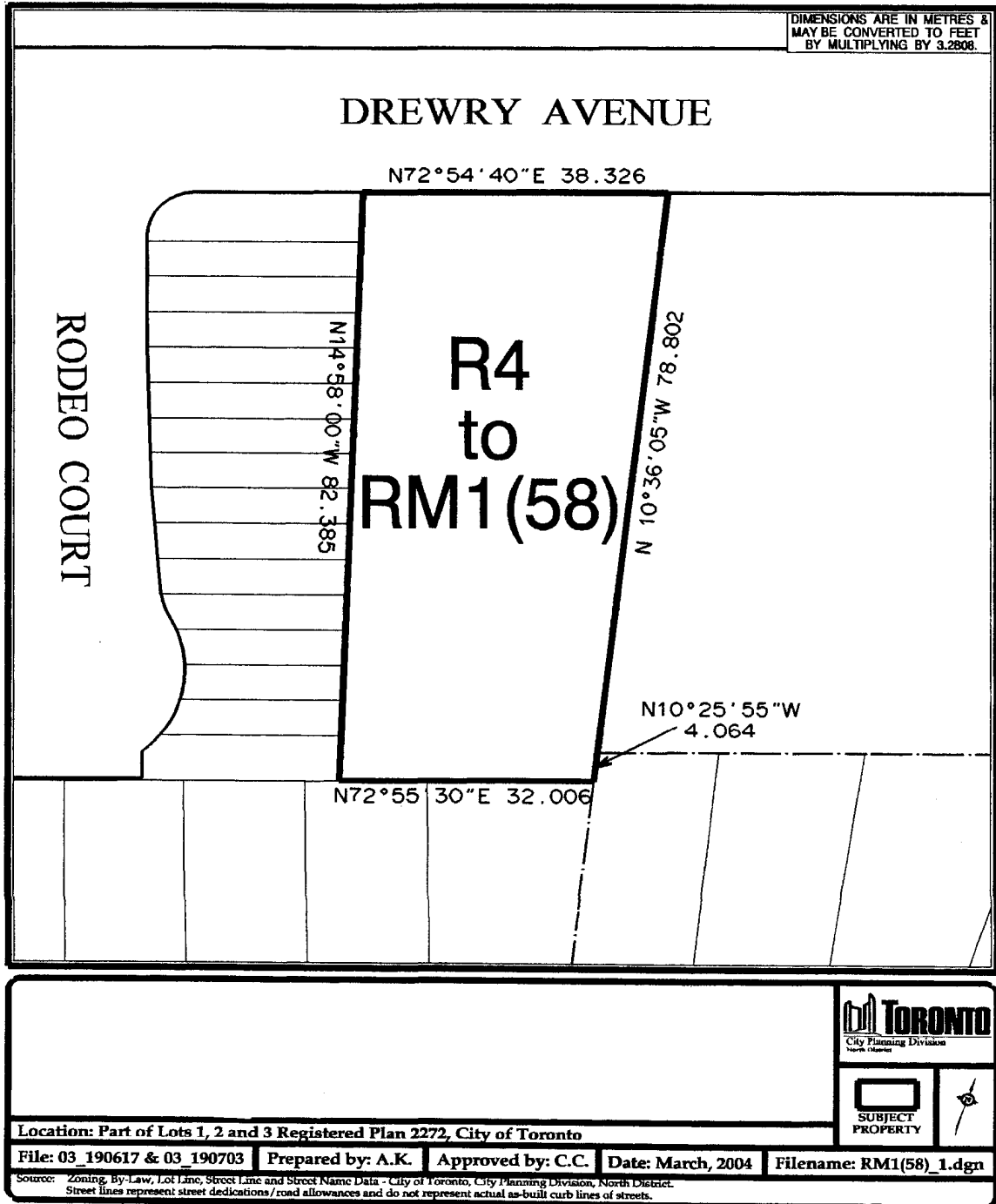
ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,
Mayor

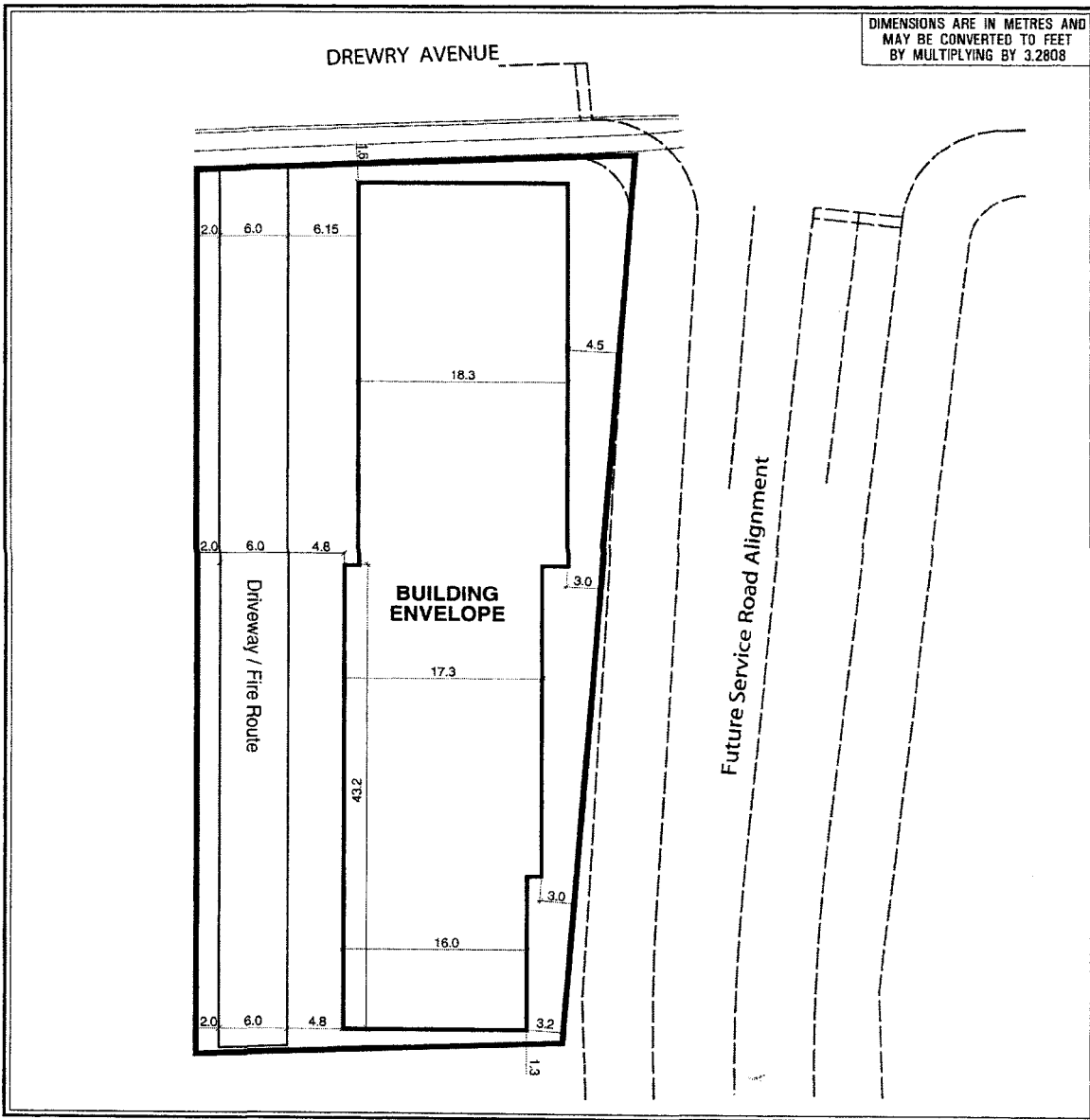
ULLI S. WATKISS
City Clerk



(Corporate Seal)

SCHEDULE "1"



SCHEDULE "RM1(58)"



				 City Planning North	
				 SUBJECT PROPERTY	
Location: Part of Lots 1, 2 and 3 Registered Plan 2272, City of Toronto					
File No. 03_190617 & 03_190703	Prepared by: A.K.	Approved by: C.C.	Date: March 18, 2004	Filename: RM1(58).ai	
<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>					