

Authority: North York Community Council Report No. 6, Clause No. 31,
adopted as amended, by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 728-2004

To amend former City of North York By-law No. 7625, as amended, with respect to lands known municipally as 1 Kenton Drive.

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

“64.20-A RM6(149)

DEFINITIONS

- (a) For the purpose of this exception, “Residential Care Facility” shall mean a Multiple Family Dwelling operated on a non-profit basis containing not more than 24 dwelling rooms with common lounge, laundry, kitchen and dining areas, for occupancy by persons having symptoms of Alzheimer disease who do not require continuous medical services. The Residential Care Facility may include accessory administrative office space, shall not include a nursing home, and 24-hour medical services shall not be permitted.
- (b) For the purpose of this exception, “Dwelling Room” shall mean separate living quarters designed and intended for use by one person, with an entrance from a common hallway inside the Residential Care Facility, and which includes one room and separate sanitary conveniences but not kitchen facilities. A Dwelling Room shall be used as a principal residence of the occupant and not on a transient basis.

PERMITTED USES

- (c) The only permitted use shall be a Residential Care Facility.

EXCEPTION REGULATIONS**MAXIMUM NUMBER OF DWELLING UNITS**

- (d) The maximum number of Dwelling Units is 24.

MAXIMUM GROSS FLOOR AREA

- (e) The maximum Gross Floor Area permitted on the site is 1,158 m².

BUILDING HEIGHT

- (f) The building height shall not exceed 9.3 m above Established Grade and shall not exceed 3 storeys. For the purpose of this exception, "Established Grade" shall be considered to be the geodetic elevation of 191.746 as measured at the centre line of Kenton Drive in front of the site.

BUILDING ENVELOPE

- (g) 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 "RM6(149)".

DRIVEWAY ACCESS

- (h) A driveway with a width of 6.0 m shall be provided on the south side of the site connecting with Bathurst Street as shown on Schedule "RM6(149)".

PARKING

- (i) Six parking spaces shall be provided on the site and shall be located adjacent to the driveway connecting with Bathurst Street.

LOT COVERAGE

- (j) The maximum permitted lot coverage is 43 per cent of the site.

LANDSCAPING

- (k) A minimum of 250 m² of landscaping shall be provided and maintained on the site in the locations shown on Schedule "RM6(149)".

YARD SETBACKS

- (l) The minimum yard setbacks shall be as shown on Schedule "RM6(149)".

BALCONIES AND DECKS

- (m) Balconies and decks shall not be permitted.

RECREATIONAL AMENITY AREA

- (n) Recreational amenity area comprising a minimum area of 84 m² shall be provided on the site, located at the basement level.

OTHER REGULATIONS

- (o) Section 20-A.2.1 regarding lot area shall not apply.
- (p) Section 20-A.2.3 regarding lot frontage shall not apply.
- (q) Section 6A(16)(a)(ii) regarding loading spaces shall not apply.
- (r) Notwithstanding any severance, partition or division of the site shown on Schedule "RM6(149)", the provisions of this By-law shall apply to the whole of the site as if no severance, partition or division occurred."
3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule "RM6(149)" attached to this By-law.

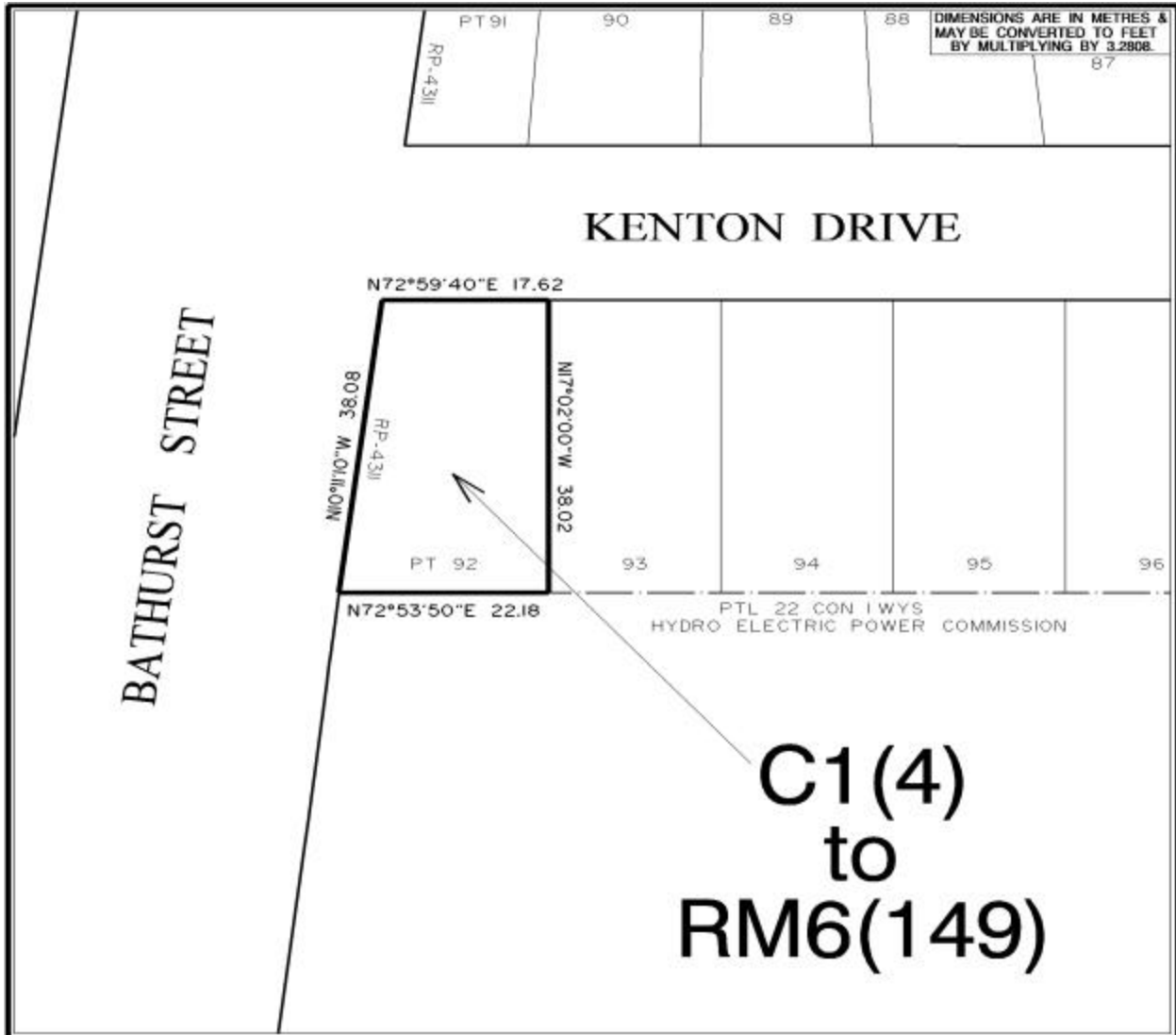
ENACTED AND PASSED this 22nd day of July, A.D. 2004.


DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

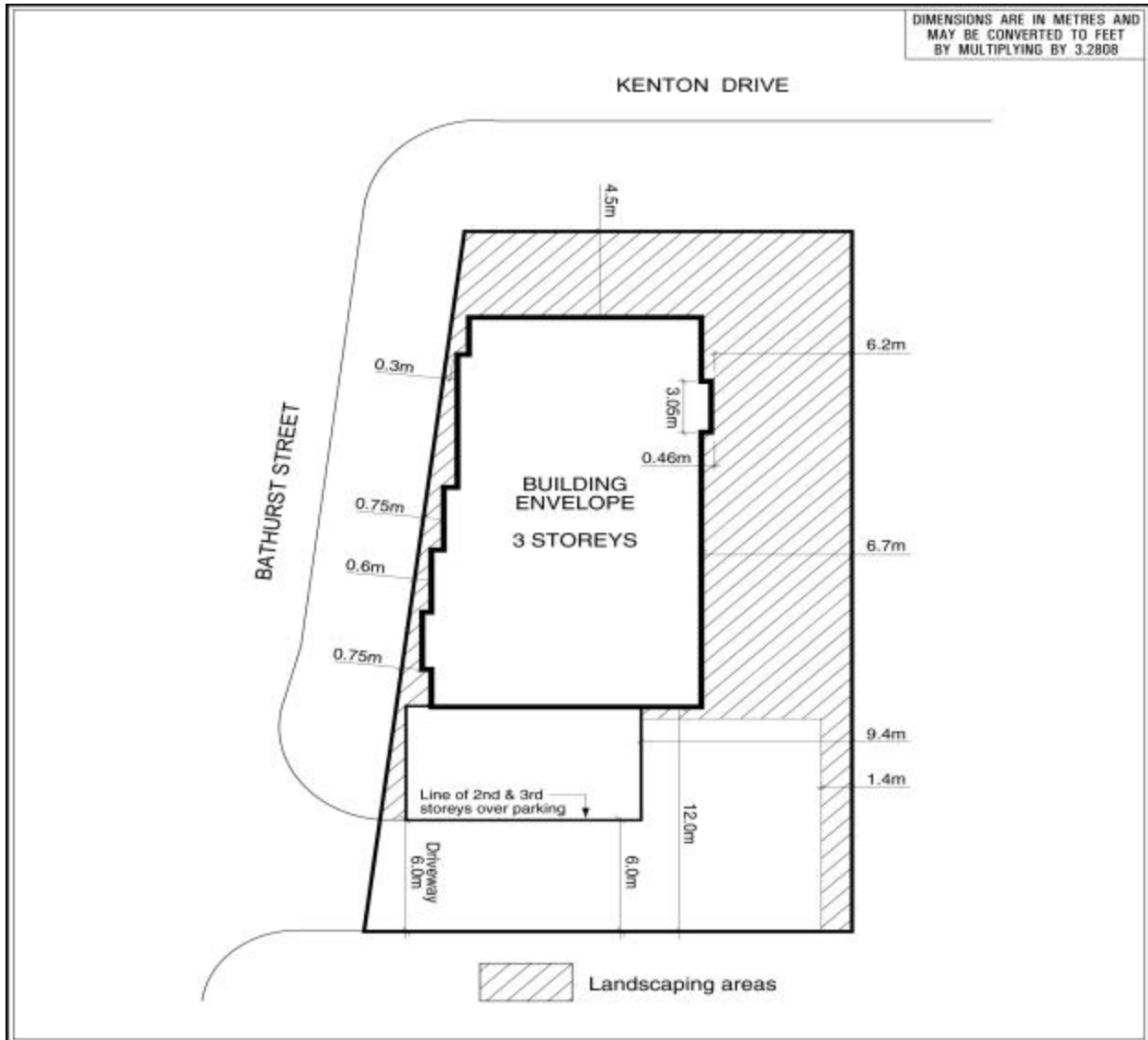
(Corporate Seal)

SCHEDULE "1"



<p>This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 ____</p>		 Toronto City Planning Division <small>Plan 01/04/04</small>
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Part of Lot 92 Registered Plan 4311, City of Toronto</p>		
File No. 04_107621	Prepared by: A.K.	Approved by: C.C.
Date: June 21, 2004	Filename: RM6(149)_1	
<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>		

SCHEDULE "RM6(149)"



<p>This is Schedule " RM6(149) " to By-Law _____</p> <p>passed the _____ day of _____, 20____</p>		 City Planning North <div style="border: 1px solid black; width: 40px; height: 20px; margin: 5px auto;"></div> SUBJECT PROPERTY
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
Location: Part of Lot 92, Registered Plan 4311, City of Toronto		
File No. 04_107621	Prepared by: A.K.	Approved by: C.C.
Date: June 23, 2004		Filename: RM6(149).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.		