

Authority: North York Community Council Report 5, Clause 22,
as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: June 29, 2006

CITY OF TORONTO

BY-LAW No. 599-2006

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 175 Brentcliff Road, 345 and 347 Rumsey Road, 510 and 520 Sutherland 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 hereby amended in accordance with Schedule “1” of this By-law.
2. Section 64.18-A of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

“64.18-A (14) RM3(14)

DEFINITIONS

- (a) For the purpose of this exception, “apartment house dwelling” shall mean a building containing more than four dwelling units, each unit have access either from an internal corridor system or direct access at grade, or any combination thereof.
- (b) For the purpose of this exception, “private museum” and “private art gallery” shall mean a non-government owned facility.
- (c) For the purpose of this exception, “institutional residence facility” shall mean housing developed and operated on behalf of employees of an institution.

PERMITTED USES

- (d) Notwithstanding Section 18.1(a) the following additional uses are permitted.

Institutional Residence Facility
Private museum
Private art gallery
Research Laboratory
Retirement Home

EXCEPTION REGULATIONS**YARD SETBACKS**

- (e) Notwithstanding the yard setbacks contained in Section 18 - Multiple-Family Dwellings Third Density Zone the following applies to the lands as shown on Schedule "RM3(14)":
- (i) for single detached, semi-detached, duplex and multiple attached dwellings the minimum setback from the south lot line as identified on Schedule "RM3(14)" shall be 9.5 metres
 - (ii) for the property known municipally as 345 and 347 Rumsey Road and 510 and 520 Sutherland Drive, for all permitted uses not listed in (i) above, the minimum setback from the south lot line as identified on Schedule "RM3(14)" shall be 21 metres and single detached, semi-detached, duplex and multiple attached dwellings are permitted within the 21 metre setback, subject to (i) above;
 - (iii) for the property known municipally as 175 Brentcliffe Road, for all permitted uses not listed in (i) above, the minimum setback from the south lot line as identified on Schedule "RM3(14)" shall be 50 metres and single detached, semi-detached, duplex and multiple attached dwellings are permitted within the 50 metre setback, subject to (i) above; and
 - (iv) the existing Centre for Addiction and Mental Health building on the property known municipally as 175 Brentcliffe Road is permitted within the setback contained in (iii) above.

HOLDING PROVISION

- (f) On those lands subject to an 'H' as shown on Schedule "RM3(14)" the 'H' prefix shall be lifted, in whole or in part upon fulfillment of the following condition and all other uses not subject to the 'H' are permitted:

Submission of a Traffic Impact Study to the satisfaction of the General Manager, Transportation Services for any new or additional institutional development that exceeds 5,000 square metres in gross floor area demonstrating that:

- (i) Development will not increase local road traffic to the extent that appreciable hazards, noise, dust and fumes are created for nearby residential areas; and
- (ii) The traffic resulting from the occupancy of the proposed development does not significantly contribute to reducing the level of service of nearby arterial roads and their intersections with local roads below a generally acceptable level."

3. Section 64.18 of By-law No. 7625 of the former City of North York is amended by adding Schedule “RM3(14)” attached to this By-law.
4. Notwithstanding any severance or division of the lands shown in Schedule “RM3(14)”, the regulations of this exception shall continue to apply to the whole of the lands as if no severance, partition or division had occurred.

ENACTED AND PASSED this 29th day of June, A.D. 2006.




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>	
<p>(Sgt.) _____</p>	<p>(Sgt.) _____</p>
<p>CLERK</p>	<p>MAYOR</p>
<p>Location: Part of Lot 2 Concession 2 East of Yonge Street, City of Toronto</p>	
<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>	
<p>File No: 05_120876_TM</p>	<p>Prepared by: A.K.</p>
<p>Approved by: L.P.</p>	<p>Date: May 30, 2006</p>
<p>Filename: RM3(14)_1</p>	

SCHEDULE "RM3(14)(H)"



			
City Planning Division		SUBJECT PROPERTY	
This is Schedule "RM3(14)(H)" to By-Law _____, passed _____,			
the _____ day of _____, 20____			
(Sgt.) _____		(Sgt.) _____	
CLERK		MAYOR	
File No: 05_120876_TM	Prepared by: A.K.	Approved by: L.P.	
Date: June 26, 2006			
Filename: RM3(14)(H)			
Location: Part of Lot 2 Concession 2 East of Yonge Street, City of Toronto			
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.