

Authority: North York Community Council Item NY27.3,  
as adopted by City of Toronto Council on November 9, 10  
and 12, 2021

## CITY OF TORONTO

### BY-LAW 929-2021

**To amend former North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2021 as 1, 3 and 5 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 enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule "1" of this By-law.
2. Subsection 149 of Section 64.20-A is amended as follows:

**"64.20-A RM6 (149)**

#### DEFINITIONS

- (a) For the purpose of this exception, "**Residential Care Home**" means a supervised living accommodation for person requiring semi-independent or supervised group living arrangements on a non-profit basis containing not more than 73 dwelling rooms or bed-sitting rooms with common rooms such as lounge, laundry, kitchen, dining areas and sanitary facilities, for occupancy by persons having symptoms of dementia disease who do not require continuous medical services. The Residential Care Facility may include accessory administrative office space, but shall not include a nursing home, and 24 hour medical services shall not be permitted.
- (b) For the purposes of this exception, "**Dwelling Room**" shall mean a separate living quarter designed and intended for use by one person, with an entrance from a common hallway inside a Residential Care Facility, and which includes one room and separate sanitary facilities 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 Home**.

EXCEPTION REGULATIONS

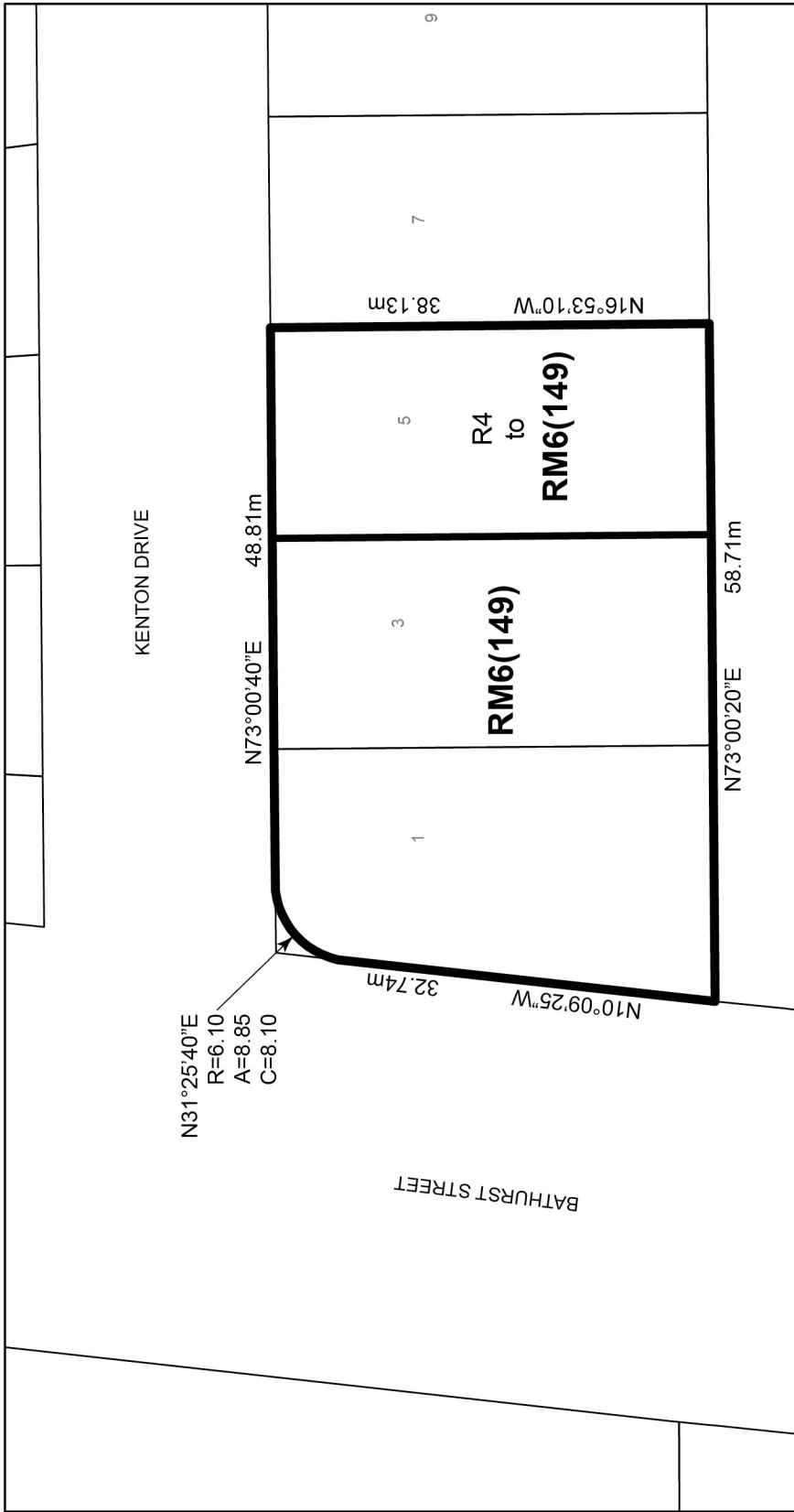
- (d) The maximum number of **dwelling rooms** is 73.
  - (e) The maximum **gross floor area** permitted is 3,470 square metres.
  - (f) The **building height** shall not exceed 14.5 metres and shall not exceed 4 storeys.
  - (g) No portion of any building or structure erected and used above established grade shall be located otherwise than wholly within the building envelope identified on Schedule "2" of this By-law.
  - (h) A minimum of fifteen (15) **parking spaces** shall be required.
  - (i) The maximum permitted **lot coverage** is 42 per cent of the site area.
  - (j) The minimum **yard setbacks** shall be as shown on Schedule 2 of this By-law.
  - (k) Balconies and decks shall not be permitted.
  - (l) A minimum of 1 Type "C" **loading space** is provided within the parking lot.
  - (m) A minimum landscape open space of 524 square metres shall be provided on the lot, of which a minimum of 262 square metres shall be soft landscaping.
  - (n) 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 2.
3. Section 64.20-A of By-law 7625 is amended by adding Schedule 2, attached to this By-law.
4. Notwithstanding any severance, partition or division of the lot, as shown on Schedule 1, the provisions of this by-law shall apply to the whole of the site as if no severance, partition or division occurred.

Enacted and passed on November 12, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



**Toronto**  
Schedule 1

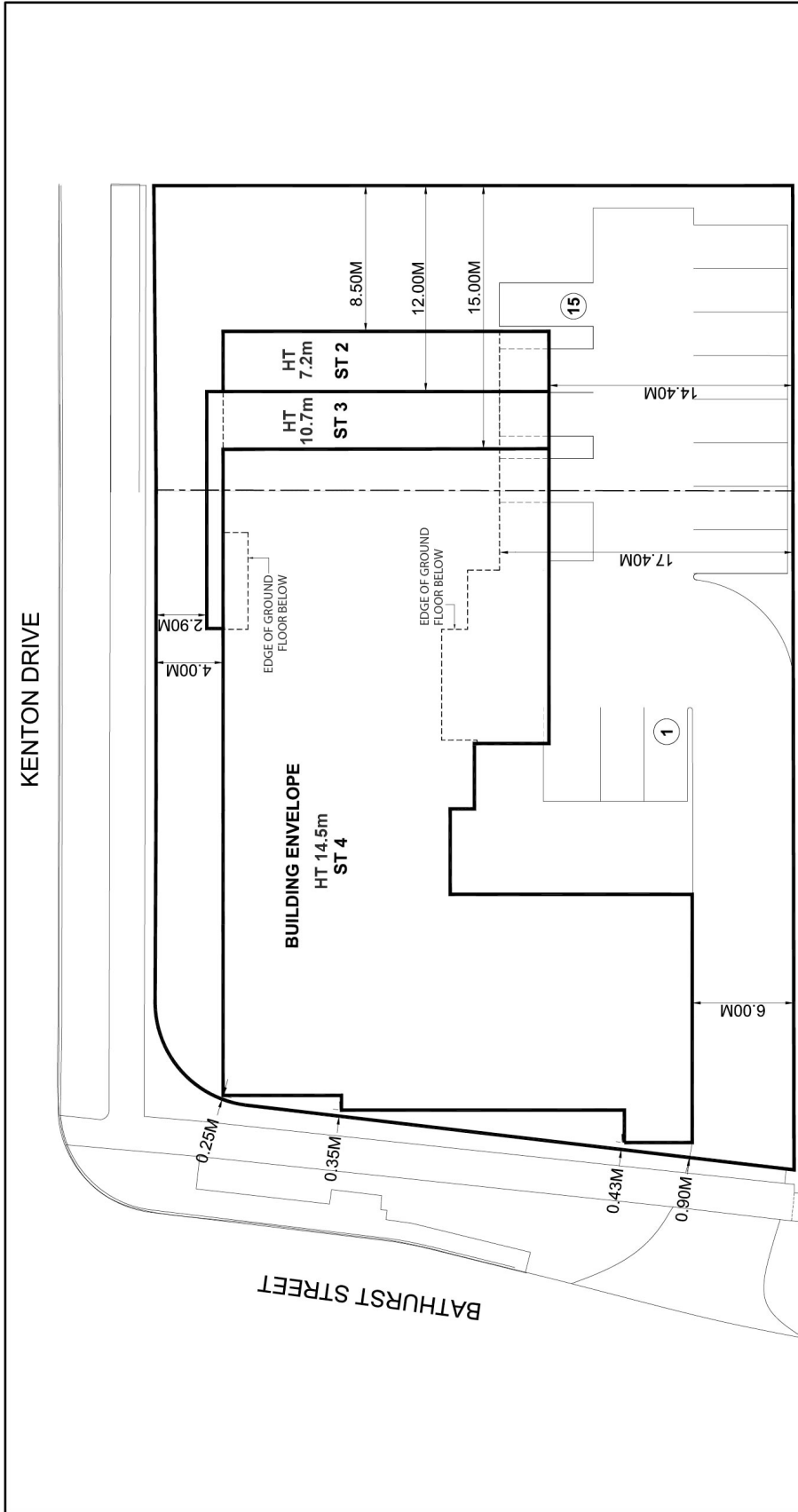
**1, 3 and 5 Kenton Drive**

File # 19 264742 NNY 18 0Z



Former City of North York By-law 7625  
Not to Scale  
08/03/2021

f



**Toronto**  
Schedule 2

**1, 3 and 5 Kenton Drive**

File # 19 264742 NNY 18 02



Former City of North York By-law 7625  
Not to Scale  
11/05/2021