CITY OF TORONTO

BY-LAW No. 495-1998

To amend City of North York By-law No. 7625.

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 City of North York are amended in accordance with Schedule “1” of this By-law.

2. Section 64.17 of By-law No. 7625 of the City of North York is amended by adding the following subsection:

   64.17(23) RM2(23)

   EXCEPTION REGULATIONS FOR SEMI-DETACHED DWELLINGS

   (a) The minimum lot area shall be 550 square metres for each semi-detached dwelling and 275 square metres for each semi-detached dwelling unit.

   (b) The minimum lot frontage shall be 8 metres for each semi-detached dwelling unit and 16 metres for each semi-detached dwelling.

   (c) The minimum side yard setback shall be 1.2 metres for each semi-detached dwelling.

   (d) The maximum lot coverage shall be 34% for each semi-detached dwelling unit.

3. Section 64.23 of By-law No. 7625 of the City of North York is amended by adding the following subsection:

   64.23(92) C1(92)

   EXCEPTION REGULATIONS

   (a) For retail stores, or uses which have the same parking requirement, the following provisions shall apply to the building as it exists on July 29, 1998, or to as much of the building as remains:
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(i) 20 parking spaces shall be provided; and

(ii) a courier loading space having dimensions of 6 metres long and 3.6 metres wide shall be provided.

(b) There shall be no front yard setback, rear yard setback, lot area and lot depth requirements for the building existing on July 29, 1998, or for as much of the building as remains.

(c) For any other use permitted in the C1 Zone, the provisions of By-law No. 7625, as amended shall apply.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES, NOVINA WONG,
Deputy Mayor           City Clerk

(Corporate Seal)