

Authority: North York Community Council Report No. 5, Clause No. 15,
as adopted by City of Toronto Council on June 24, 25 and 26, 2003
Enacted by Council: June 26, 2003

CITY OF TORONTO

BY-LAW No. 571-2003

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 230 Milvan 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 of By-law No. 7625 of the former City of North York is amended by adding the following:

“64.20-A(138)RM6(138)

DEFINITIONS

PERMITTED USES

- (a) The only permitted uses shall be an apartment house dwelling; and uses accessory thereto, containing the following commercial uses: retail store; restaurant, outdoor café; professional medical office; and personal service shop.

EXCEPTION REGULATIONS

- (b) Gross Floor Area

The maximum gross floor area shall be 12,505 square metres.

- (c) Number of dwelling units

The maximum number of dwelling units shall be 120.

- (d) Yard Setbacks

The minimum yard setbacks shall be as shown on Schedule “RM6(138)”.

(e) Building Height

The maximum building height shall be 25.5 metres or 8 storeys, whichever is the lesser, and 30.0 metres to the top of the mechanical penthouse. Height shall be measured from any exterior point adjacent to the main front wall of the building, at the ground floor level.

(f) First Floor Commercial Uses

(i) The maximum combined gross floor area for retail store; restaurant; professional medical office; and personal service shop uses shall be 525 square metres.

(ii) Such uses shall only be permitted on the first floor.

(iii) The maximum area for outdoor café uses shall not exceed 170 square metres.

(g) Parking

Parking for all uses shall be provided at a rate of 1 space per 160 square metres of gross floor area, of which 0.25 spaces per dwelling unit shall be for the use of residential visitors.

(h) Section 6A(8)(c) (Parking Regulations for RM Zones other than RM2 Zones), Section 20-A2.1 (Lot Area), Section 20-A2.3 (Lot Frontage), Section 20-A2.2 (Lot Coverage), Section 15.8 (Landscaping), Section 20-A2.4.1 (Distance between Buildings and/or Portions of Buildings Forming Courts) and Section 15.6 (Minimum Distance of Apartment House Dwellings from R and RM2 Zones) of By-law No. 7625 shall not apply.

(i) Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands”.

3. Section 64.20-A(138) of By-law No. 7625 is amended by adding the attached Schedule “RM6(138)”.

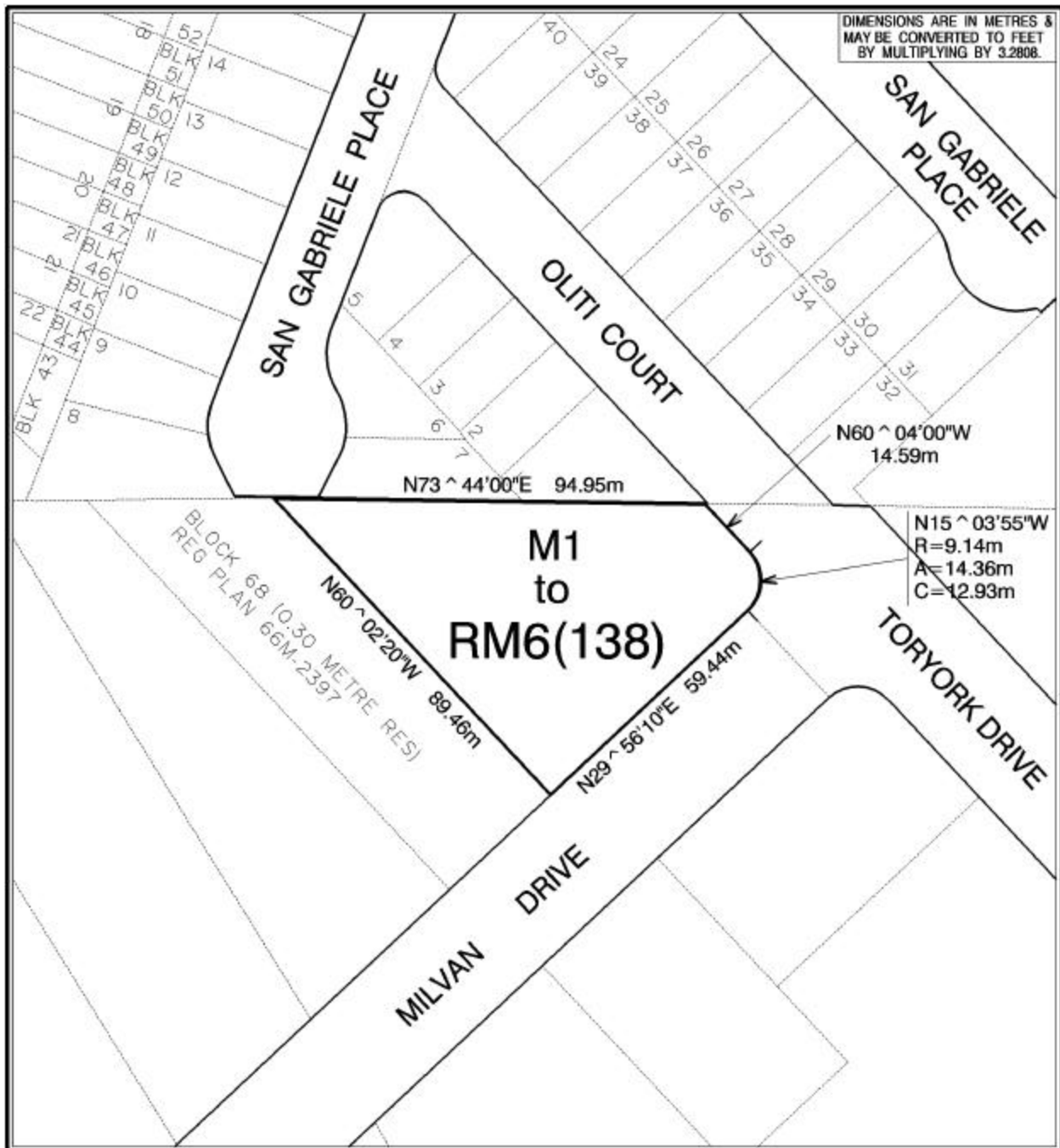
ENACTED AND PASSED this 26th day of June, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Part of Block D, R.P. 6527, City of Toronto

File: TB CMB 2002 0013

Prepared by: A.A.

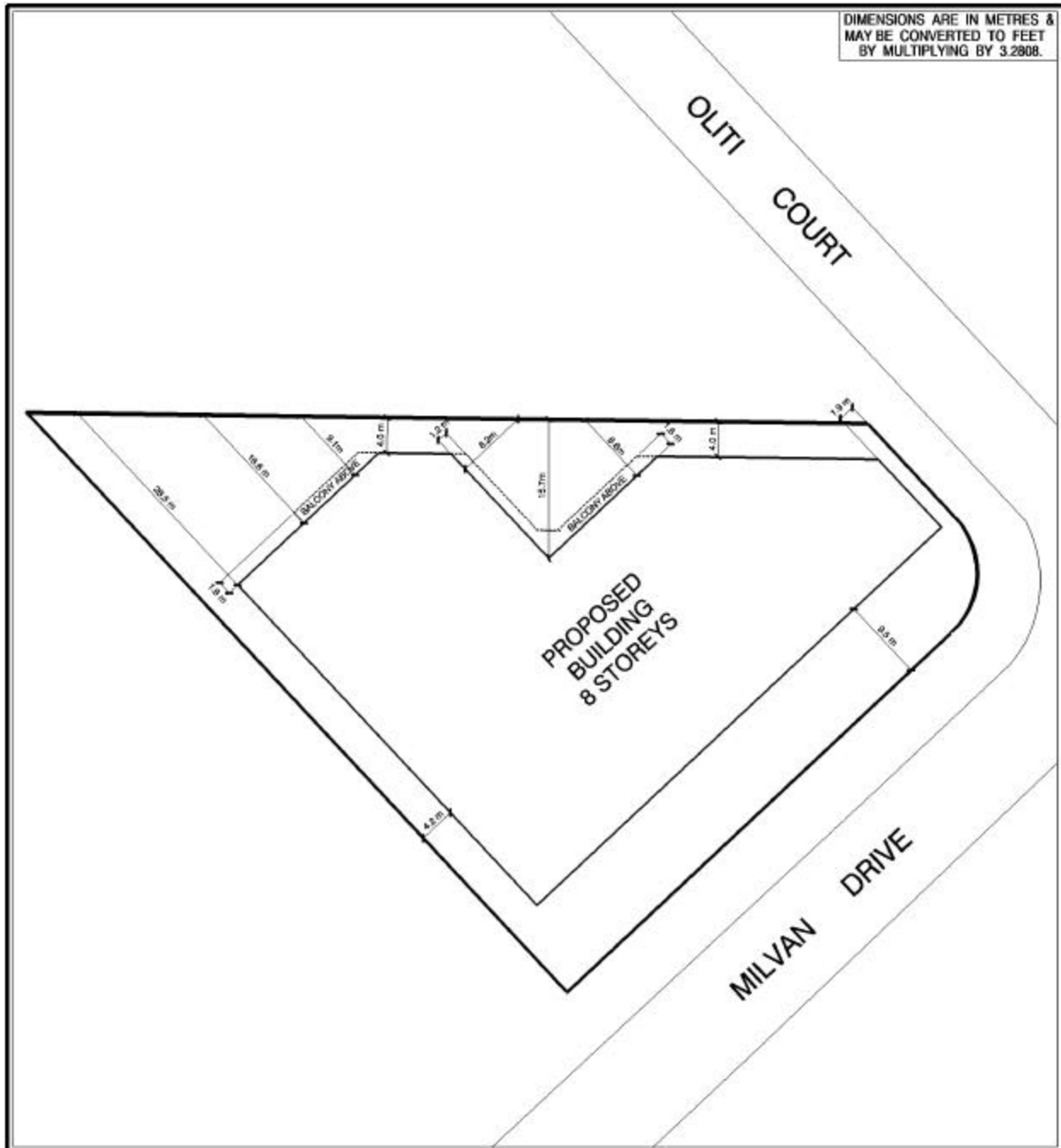
Approved by: C.R.

Date: MAY 13, 2003

Filename: RM6(138)

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.

SUBJECT
PROPERTY

SCHEDULE "RM6(138)"

This is Schedule " RM6(138) " to By-Law _____
passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

SUBJECT
PROPERTY

Location: Part of Block D, R.P. 6527, City of Toronto

File No. TB CMB 2002 0013

Prepared by: A.A.

Approved by: C.R.

Date: MAY 14, 2003

Filename: RM6(138)

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.