

Authority: North York Community Council Report No. 3, Clause No. 26, as adopted by City of Toronto Council on April 16, 17 and 18, 2002; and Notice of Motion J(38), moved by Councillor Shiner, seconded by Councillor Feldman, as adopted by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: July 24, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 758-2003**

#### **To amend former City of North York By-law No. 7625 in respect of lands municipally known as 53 Cummer Avenue.**

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 of By-law No. 7625 of the former City of North York is amended by adding the following subsections:

#### **“64.20(12) RM5(12)**

#### **EXCEPTION REGULATIONS**

- (a) The maximum permitted gross floor area shall be 7,700 m<sup>2</sup>, of which a maximum of 2,123 m<sup>2</sup> must be used for a place of worship.
- (b) The maximum number of units shall be 54.
- (c) The maximum lot coverage for both buildings shall be 50 %.
- (d) The maximum yard setbacks shall be as shown on Schedule “RM5(12)”.
- (e) The maximum building heights shall be as shown on Schedule “RM5(12)”.
- (f) A minimum of 3,222 m<sup>2</sup> of outdoor amenity space shall be provided.
- (g) A minimum of 83 parking spaces shall be provided for the existing place of worship, and a minimum of 37 parking spaces including 5 visitor spaces shall be provided for the residential building.



- (h) No loading space is required.
  - (i) A minimum of 25 % of the total number of residential units constructed shall be subject to the following maximum floor area restrictions:
    - (i) 70 m<sup>2</sup> for a bachelor or a one-bedroom;
    - (ii) 80 m<sup>2</sup> for a two bedroom units;
    - (iii) 120 m<sup>2</sup> for a three bedroom units; or
    - (iv) any combination of the above.
  - (j) The provisions of this exception and the provisions of By-law No. 7625 shall apply collectively to the lands identified on Schedule “RM5(12)” attached hereto, notwithstanding their future severance, partition or division for any purpose”.
3. Section 64.20 (12) of By-law No. 7625 of the former City of North York is amended by adding Schedule “RM5(12)”, attached to this By-law.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

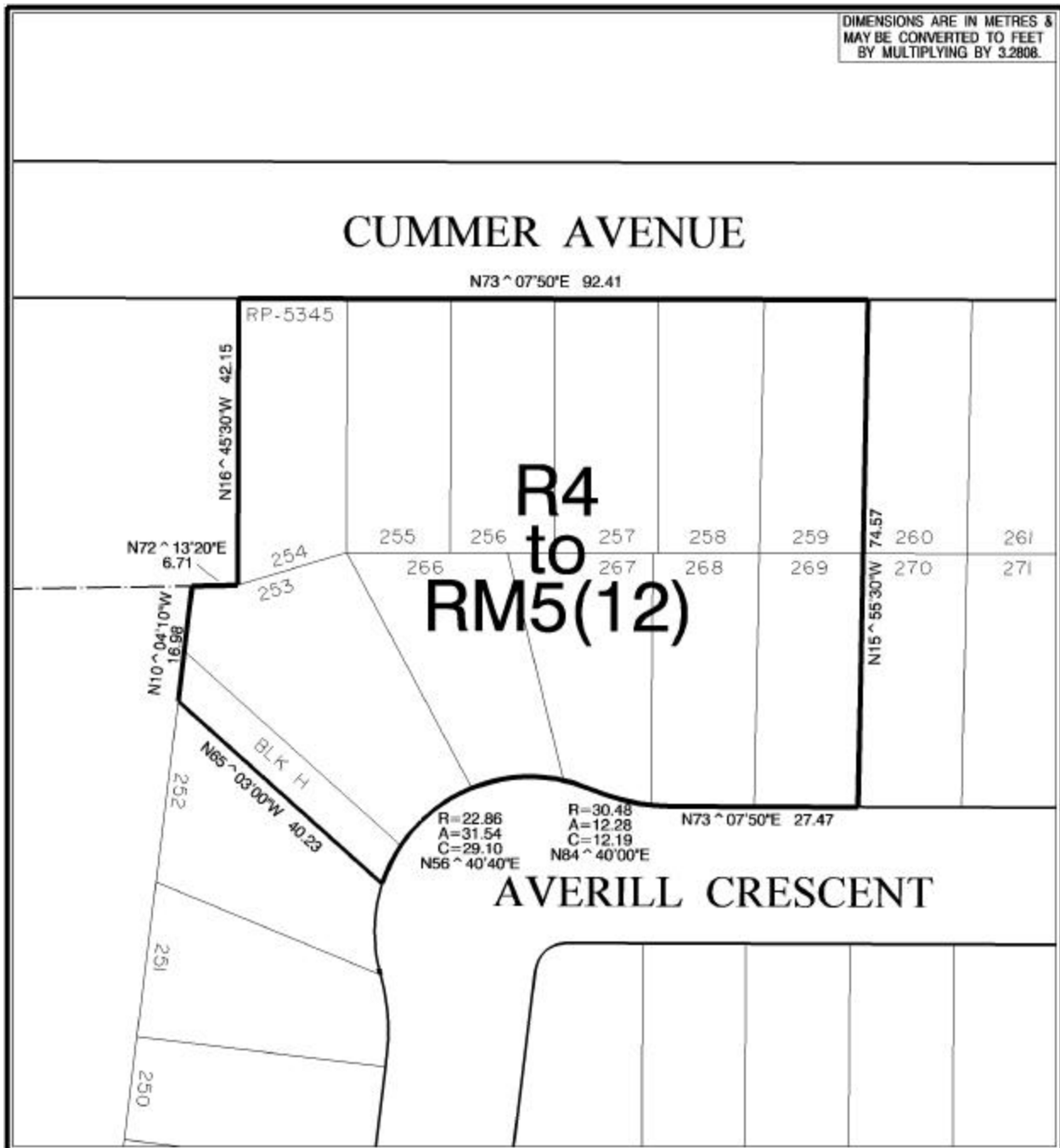
CASE OOTES,  
Deputy Mayor

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: Lots 253-259, 266-269 and Block H of Registered Plan 5345, City of Toronto

File: TB ZBL 2001 0019

Prepared by: A.K.

Approved by: P.B.

Date: Feb. 7, 2002

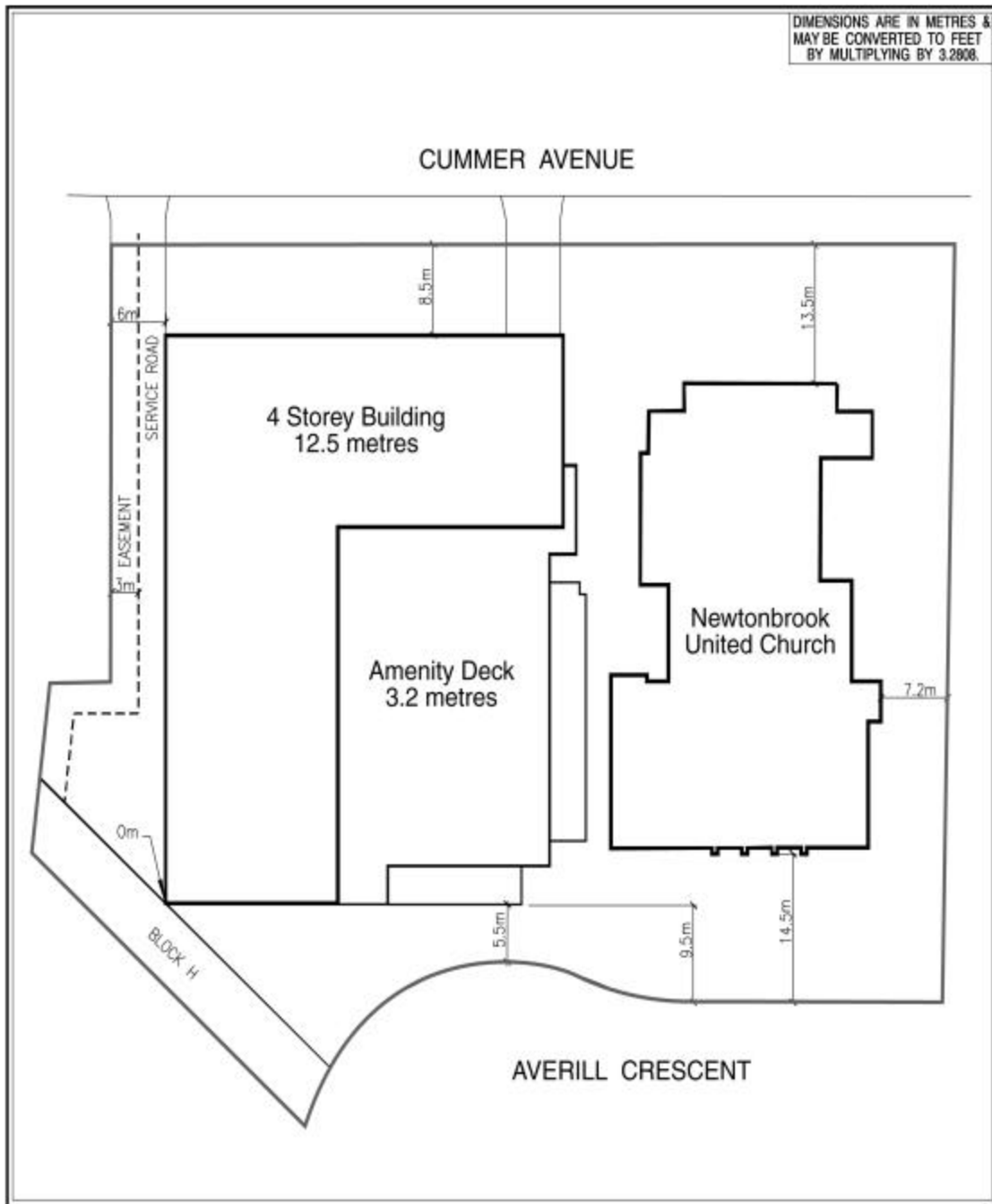
Filename: RM5(12)\_1

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.





## SCHEDULE "RM5(12)"



This is Schedule "RM5(12)" to By-Law \_\_\_\_\_  
passed the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: Lots 253-259, 266-269 and Block H of Registered Plan 5345, City of Toronto

File No. TB ZBL 2001 0019

Prepared by: A.K.

Approved by: P.B.

Date: Jan. 30, 2003

Filename: RM5(12).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.

