

Authority: Midtown Community Council Report No. 7, Clause No. 65,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 880-2003

To amend former City of North York By-law No. 7625, as amended, respecting lands known municipally as 2609 Bayview Avenue.

WHEREAS the Council of the City of Toronto has the authority to amend its zoning by-laws pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and to pass this by-law; and

WHEREAS the Council at the City of Toronto has provided adequate information and has conducted at least one public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment;

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:

“64.16(54) RM1(54)

DEFINITIONS

- (a) For the purpose of this exception, “residential care facility” shall mean a multiple family dwelling operated on a non-profit basis containing not more than 24 dwelling rooms with common lounge, laundry, kitchen and dining areas, for occupancy by persons having symptoms of Alzheimer disease who do not require continuous medical services. Residential care facility may include accessory administrative office space, shall not include a nursing home, and 24-hour medical services shall not be permitted.
- (b) For the purpose of this exception, “dwelling room” shall mean separate living quarters designed or intended for use by one person, with an entrance from a common hallway inside the residential care facility, and which includes one room and separate sanitary conveniences but not kitchen facilities. A dwelling room shall be used as the principal residence of the occupant and not on a transient basis.

PERMITTED USES

- (c) In addition to the uses permitted in the RM1 zone, a residential care facility is permitted on Part B as shown on Schedule “RM1(54)”.

No accessory use or uses to a place of worship, other than those legally established as of September 22, 2003, shall be permitted that individually, or combined if more than one such use occurs at the same time on the property, have a parking requirement of greater than 63 parking spaces.

EXCEPTION REGULATIONS

- (d) The maximum total gross floor area shall be 3,186 m² distributed as follows:
- (i) Part A as shown on Schedule “RM1(54)”: 1,208 m² for a place of worship; and
 - (ii) Part B as shown on Schedule “RM1(54)”: 1,978 m² for a residential care facility.
- (e) The maximum number of dwelling rooms in the residential care facility shall be 24.
- (f) The maximum building height for the residential care facility shall be 2 storeys and 9.32 metres. For that portion of the building not having a flat roof, building height shall be measured to the mean height level between eaves and ridge.
- (g) The requirements of Section 15.8 (landscaping for multiple family dwelling) shall not apply to a residential care facility.
- (h) The minimum yard setbacks shall be as shown on Schedule “RM1(54)”.
- (i) The minimum distance between buildings shall be as shown on Schedule “RM1(54)”.
- (j) A minimum of 73 parking spaces shall be provided of which a minimum of 10 parking spaces shall be set aside for the residential care facility.
- (k) A maximum of 3 parking spaces are permitted in the front yard.
- (l) The requirements of section 6(9)b and section 6(9)c (permitted projections into minimum yard setbacks for exterior stairways and wheelchair ramps) shall not apply to a place of worship located on Part A as shown on Schedule “RM1(54)”.
- (m) 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 64.16(49) of By-law No. 7625 is amended by adding the attached Schedule “RM1(54)”.

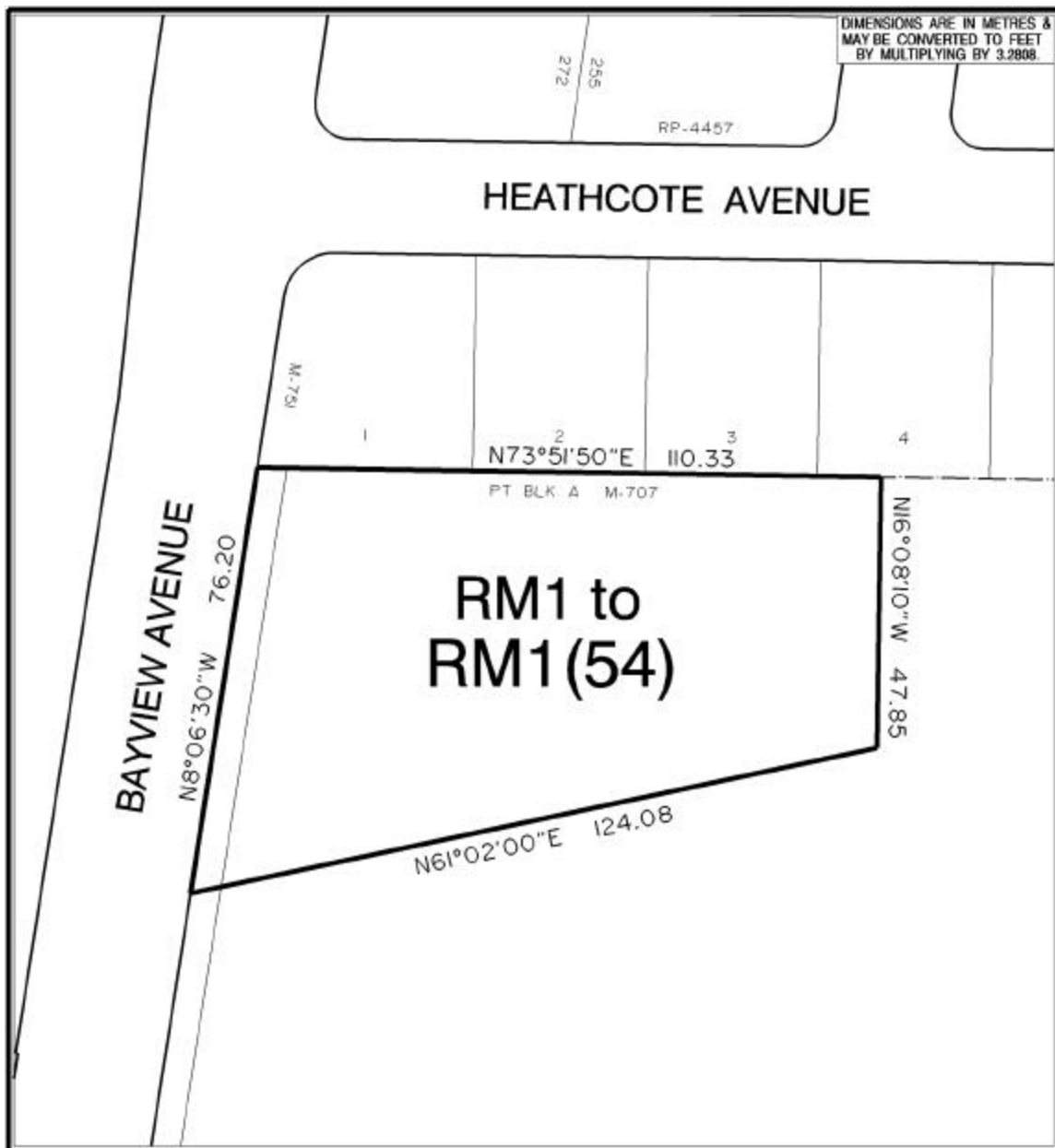
ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

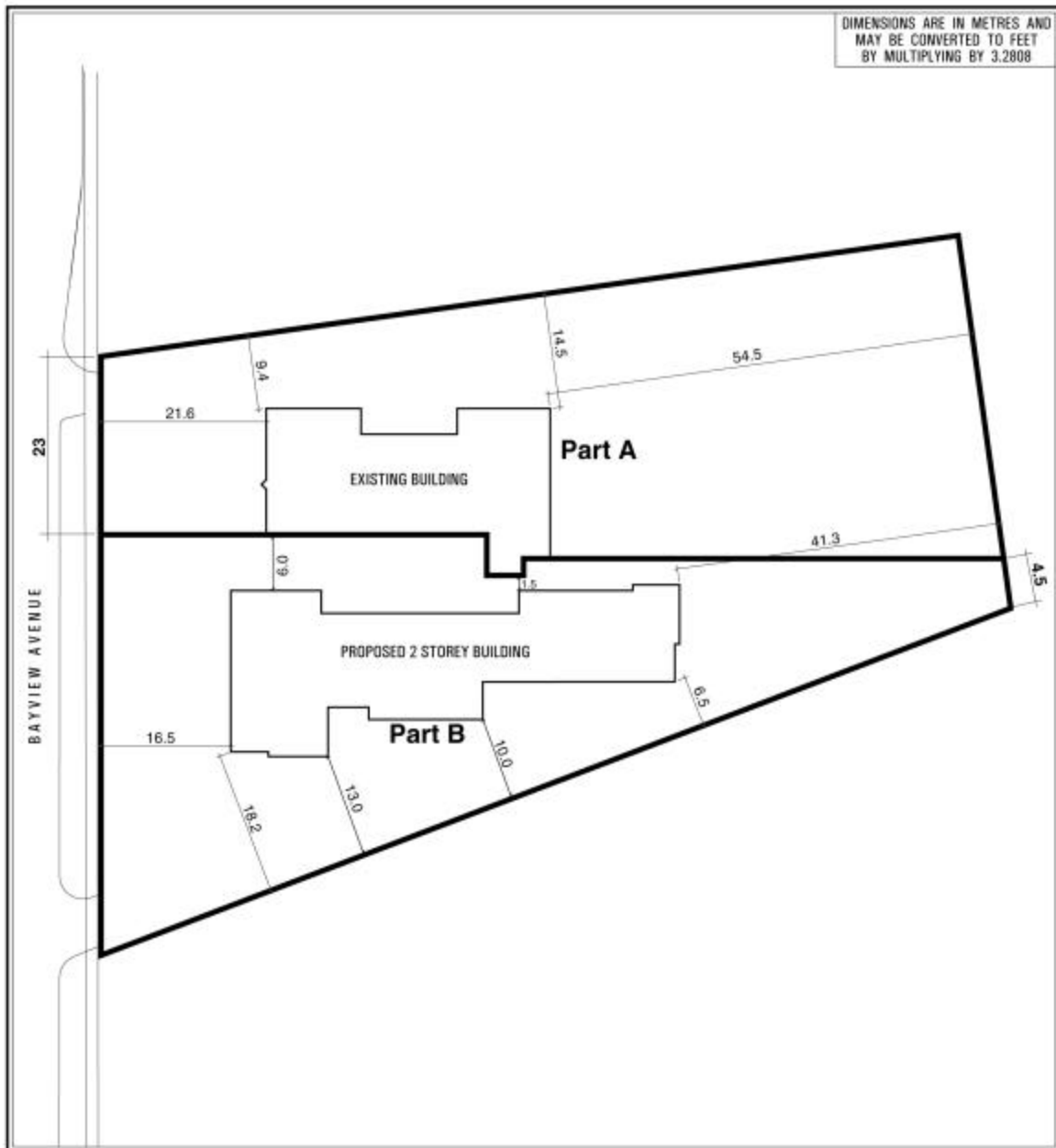
(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 ____				 City Planning Division North District
(Sgd.) _____ CLERK		(Sgd.) _____ MAYOR		
Location: Part of Block A, Registered Plan M-707, City of Toronto				
File: TD CMB 2003 0002	Prepared by: A.K.	Approved by: N.S.	Date: July 3, 2003	Filename: RM1(54)_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 "RM1(54)"



This is Schedule " RM1(54) " to By-Law _____

passed the _____ day of _____, 20____

(Sgd.) _____

CLERK

(Sgd.) _____

MAYOR



Location: Part of Block A, Registered Plan M-707, City of Toronto

File No. TD CMB 2003 0002

Prepared by: A.K.

Approved by: N.S.

Date: Aug. 13, 2003

Filename: RM1(54).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.